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# How To Afford Your Custom Dream Home RIGHT NOW.

**Consider Building It Yourself...You Don't Need Experience,  
You Don't Have To Lift A Hammer, And You  
Could Save Yourself \$100,000+.**

When Bob & Angie Peck were looking for a new home in Jessamine County, Kentucky, they found several that were in the \$400,000 range, but their budget was closer to \$300,000—a major discrepancy. They would have to either move into an older home, move into a smaller home, or go way outside their budget.

None of those options looked particularly appealing.

Then Bob heard a radio commercial that promised to help people build their homes themselves and save tens of thousands of dollars. Bob recalls, "My first thought was, 'here's a way to afford the house we really want,' which was quickly followed by my second thought, 'I have no idea how to build a home...'"

But the radio ad said that he could not only save a lot of money, but that no experience was necessary, and it only took 5 to 10 hours a week. He took the idea to Angie. She laughs now as she remembers telling her husband, "Do you think you're 'Bob The Builder'? You're gone 5 days a week and you can't even fix a leaky faucet!"

Bob finally convinced his wife to attend a seminar put on by UBuildIt, the company responsible for the radio commercial. They learned that UBuildIt's job was to bring the construction expertise and contacts, and Bob & Angie's job would be to manage the project, mostly via cell phone.

They jumped in with both feet and with the help of their UBuildIt Advisor, were able to build a beautiful 2,800 square foot home from scratch. Their UBuildIt Advisor helped them find an architect, survey and purchase the land, arrange for a building loan, source the materials, and find reliable local subcontractors. Their Advisor also met with them over 20 times for site visits and to review the work.



**HOME COST: \$678,000**



**APPRAISED**

## **PROFILE:**

### **Mitch & Susan Deminski**

- Built before and decided to save more than 100k by getting involved himself.
- Heard about UBuildIt at a home show.
- Saved money picking up and doing landscaping.
- Spent about one hour a day during construction.
- Completed within 9 months – "right on schedule."

**INSTANT EQUITY**

On the Peck's side, they quickly realized that their home would be built by "Angie The Builder," not Bob. His travel schedule kept him gone most weekdays, but Angie was still able to coordinate the plans, materials, subcontractors, and so forth.

In the end, the Pecks were able to save \$57,000 on the home... which finally appraised at \$389,000, but only cost them \$332,000 to build. In addition to the savings, they added several upgrades they thought they were going to have to pass on, including geothermal heat, hardwood floors, and several energy saving features.

"Because of the savings on the home, we were able to upgrade the energy efficiency in several areas. So the home not only cost us less to build, it will also cost us less to operate for years to come," according to Bob.



# ream Home...



Bob & Angie Peck Built This Home... and Saved \$127,000!



VALUE: **\$850,000**

## UPGRADES:

- 10 foot ceilings
- Great room with spacious built-ins
- Large lot toward the back of the subdivision
- Luxurious master bath with hot tub & fireplace
- 3 car garage and full basement

**\$172,000**

## Frequently Asked Questions

### Q: Do I Need Previous Construction

**Experience? A:** No. Our job is to help you every step of the way... including 23 site visits (new construction) to your construction project. You never have to lift a hammer or get your boots dirty.

**Q: How Much Money Can I Save? A:** Builder margins typically average 18% to 30% on new construction, even higher on remodeling. When you manage the project yourself minus our project fee, you can pocket the savings (instant equity) or use the money to build a bigger home and/or add more amenities.

**Q: Will I Be Doing Any Of The Actual Work? A:** You will be managing the process—mostly by cell phone. But you don't have to pick up a hammer. You'll be hiring the subcontractors (with our recommendations and contacts), but if you want to hire yourself to do some of the work, you can certainly do that!

**Q: What Role Does UBuildIt Play Exactly? A:** We provide the construction expertise. We have access to suppliers, subcontractors, and financial providers. We visit the job site with you 23 times

(new construction) to make sure the timing and scheduling are on track and to review the work and prevent and/or catch problems.

### Q: How Much Of My Time Will This Require?

**A:** If you were to hire a builder, you'd still have to work through the design, choose the materials, and make certain decisions during the building process. With UBuildIt, you will take on the responsibilities of "general contractor" so you'll be coordinating subcontractors and making more decisions (with our help, of course!). You should expect to allocate 5 to 10 hours per week toward building your home during the project construction.



With builder margins averaging 18% to 30%, owner-building is becoming a popular option. Chuck Warrender, CEO and founder of UBuildIt, says their process not only helps people save money, but allows them to truly customize their homes and control all the details. Says Warrender, "We've helped thousands of people get into the home they want, most of whom had no building experience whatsoever. The sense of accomplishment they experience is phenomenal. The savings is even better."

To find out more about building your own custom home—or remodeling your existing house yourself—give UBuildIt a call and request their FREE information kit, which contains a report called "You Can Build Your Own Home." The report details their processes, and gives several case studies and examples, including the Pecks. UBuildIt has local representatives all over the United States to help you build the home of your dreams. Request the FREE report by calling 866-UBUILDIT, or online at BuildWithEquity.com.

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We've prepared an information kit that includes a report and DVD called "You CAN Build Your Own Home!" (or request our Remodeling report) that explains our entire process... and shows case studies, testimonials, cost comparisons. Request your copy by phone or online.



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## PREMIER HOUSE PLANS

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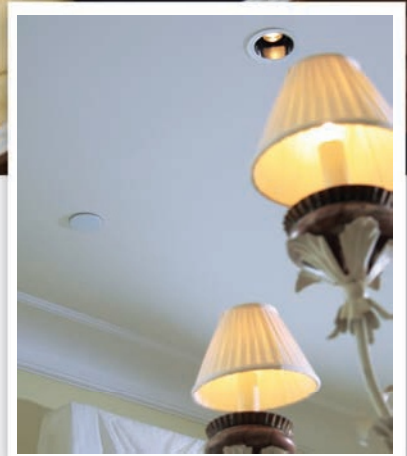
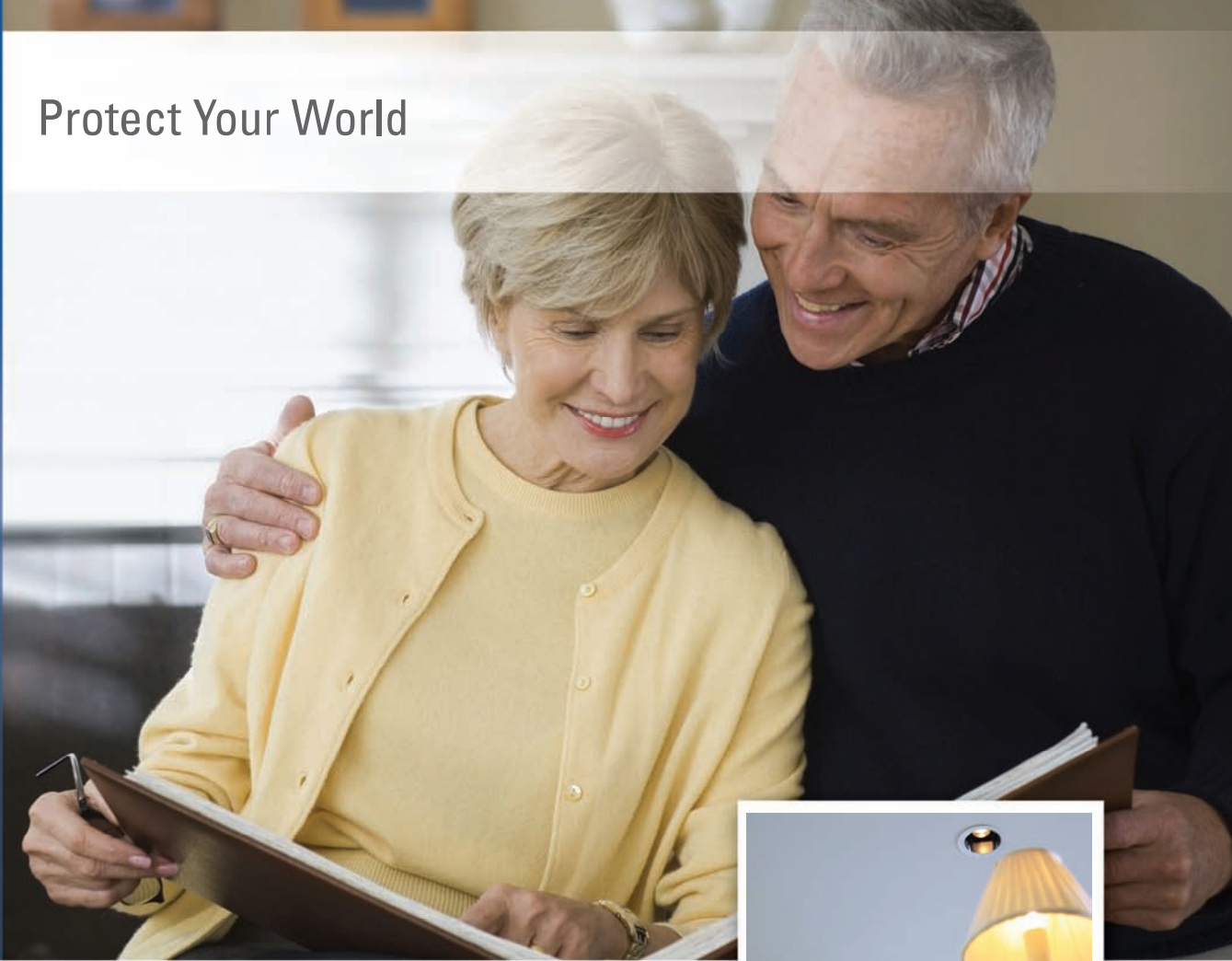
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**Ask your builder to install a Rapid Response Home Fire Sprinkler System in your new home.**

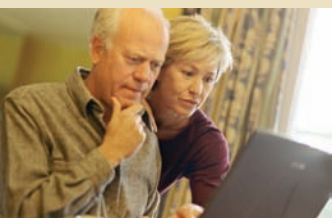
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# Essential Elements

*A great luxury bath delivers equal parts beauty, performance, and a spirit of serenity*

Despite the trend toward wired homes, some of today's leading designers are reporting that fewer people want flat-screen TVs in their baths. Perhaps that's not a surprise. Sure, the 21st century has brought near-constant communication connectivity. But where can you go to truly escape?

Text by Hannah McCann

Photos by Paul Warchol and Max Mackenzie





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The bathroom is a place that, no matter what modern conveniences empower the rest of your home, promises time alone, surrounded by basic elements. Designed around those principles, the bathroom becomes a personal retreat that reenergizes the mind and body.

Behind the spa-like finishes and rain showerheads, the most pleasurable bathrooms are also durable spaces. These rooms are tough, designed for rigorous use, high moisture, and temperature extremes. It's not easy being serene.

Designers are thinking holistically about bathroom design, starting at square one: the plan. Bathrooms have migrated toward the outer rim of the plan, embracing coveted views. "These are definitely not secondary spaces," says Washington, D.C.-based architect Robert M. Gurney, who makes sure the outside view can be seen from the bathtub. Designer Mark Lind, with CG&S Design-Build in Austin, Tex., sometimes enlarges the windows in a bathroom. Inside the space, minimizing interior walls or replacing them with glass helps spread the natural light and views. Lind says, "You can't feel at ease in a small, dark, confined space. If you can make it feel larger, suddenly you have a space that is truly soothing."

Natural light may be comforting but is generally insufficient for a bathroom, where well-planned lighting is one of the most important—and often overlooked—elements of good design, according to architects. No one wants to squint against shadows when putting on makeup or shaving at the vanity, but a bubble bath under glaring lights is far from relaxing. If you're designing a new bathroom, plan for different uses by incorporating several types of lighting: vanity lighting, task lighting, sconces, and even closet lighting. "Lighting is a great and





relatively inexpensive way to give you flexibility to totally transform your environment,” says Gurney. Put dimmers on all lighting, he adds. Jerry Gloss, an architect with Knudson Gloss Architects in Boulder, Colo., also includes what he calls “night path” lighting under the kick plates of vanities in his bathroom projects. “It’s something we’re seeing in 50-plus housing, so you’re not fumbling for switches or tripping on the transition from carpet to tile.”

Invisible to the eye but just as essential to bathroom comfort is temperature control, Gloss says: “People will not doddle in a bathroom that’s cold.” In-floor heating, extra wall vents, and heated towel racks can keep users from shivering after a shower. Gurney often specs heated tubs and adds heaters directly over the shower. Multiple body sprays are a popular trend in luxury showers, but sometimes lead to an unpleasant reality: a water heater that can’t keep up with demand. Lind recommends a tankless hot water heater to ensure that hot water is always available. A nice extra, in the bath and at the vanity, are sensors that can turn on warm water without anyone touching a knob.

Ventilation should also be invisible and is key to comfort in the bath. Gloss puts an operable transom window in a shower with a ventilation fan nearby; that simple arrangement ensures that “you can shave in a mirror not more than five feet away,” he says. Fan sound should measure one sone or less, Lind adds. “Nothing is worse than some rattling fan. Ideally you won’t even notice it on.”

Another concealed element of a bathroom plan is storage. It’s a practical consideration that can have a big impact on how comfortable your bathroom feels, according to Gloss. “We all have big fluffy towels. We all shop at Costco and come home with a toilet paper thing the size of a feed sack. You’ve got to have storage.” Gloss even finds ways to fit extra storage in the four-inch cavity between the studs.

But enough practicality—what about pretty? Gurney and Lind, who recently won awards from the trade magazine *Custom Home* for their bathroom designs, shared some of their favorite picks of fixtures and finishes for a heavenly bath. Since Gurney designs bathrooms that are as open, light-filled, and serene as a gallery, he likes to add sculpture—in the form of a freestanding bathtub. A recent project was designed around a white oak, box-shaped tub that Gurney says is more comfortable than it looks. “Inside it has all these contour lines for the body.” Lind designs bathrooms in a range of styles, from Arts-and-Crafts to contemporary. He likes using recycled glass countertops in more modern spaces and softer natural stones in traditional baths. One recent project included onyx.

But Gloss cautions homeowners to remember what really defines luxury. “Luxury is something that really works. It doesn’t have to cost a fortune. It’s just a thought-through design.” ■

**Architect Robert Gurney makes sure that exterior views can be enjoyed from the soaking tub. Glass and tile walls help echo the natural light within the space. Photo credit ©Max Mackenzie**





Hooded arches and a mix of stone and stucco form an attractively robust front exterior.

# CENTER COURT

*Mediterranean style brings inside the natural beauty of the outdoors*

It's a rare home that can offer such a pleasing balance of outdoor living and privacy. This plan accomplishes just that by carefully joining an enclosed courtyard—which includes a pool, spa, and patio, as well as a kitchen—with sun-loving indoor spaces.





Graceful arches and coffered ceilings visually unify the open kitchen and great room.



The plan accesses the courtyard at multiple points, such as from the great room and master suite, bringing attractive views and cool breezes into every room. The main-level guest suite is especially privileged, with direct entry to the loggia and great privacy at the front of the plan.

Guests entering through the portico are led along the length of the home and into the foyer. Once inside, first impressions are of the study, which features decorative ceilings and a wall of built-in shelves. Attended by a small lanai, this space can also serve as a formal dining room. Just beyond, the bayed dining area and island kitchen comfortably handle meals for the family.

The great room forms the heart of the home's shared spaces. Featuring a large fireplace flanked by built-in shelves, the room is attractive enough for entertaining and comfortable enough for casual enjoyment. Sliding glass walls—a signature detail from this designer—fully opens the great room to the loggia and courtyard.

Spanning the rear of the plan is the luxurious master suite. With a 12-foot stepped ceiling and unfettered view of the patio, the master bedroom is dramatic as well as comforting. The master bath is equally impressive, featuring a gardenside spa tub, compartmented toilet, and very spacious walk-in closet.

Additional suites on the second level pamper family or long-term guests. Each bedroom receives unique views of the surrounding property and has access to a balcony that overlooks the pool. As well as providing additional square footage, the second level adds drama to the home's elevation when viewed from the street. ■



**ABOVE RIGHT: The island kitchen and breakfast nook provide for family dining.**  
**BELOW RIGHT: The home accesses the courtyard at multiple points, including the guest suite (at right) and great room.**

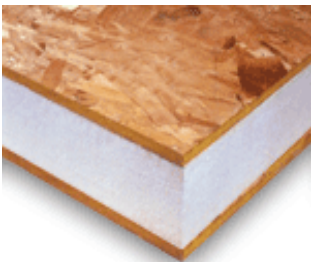




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TOTAL: 3,031 SQ. FT.

BEDROOMS: 4

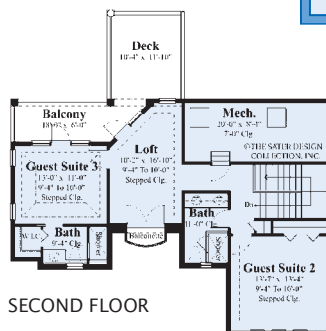
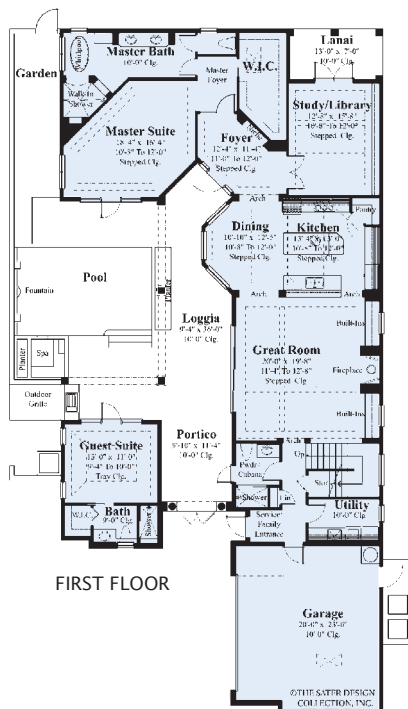
BATHROOMS: 5

WIDTH: 52' - 0"

DEPTH: 95' - 8"

FOUNDATION: SLAB

**The spacious master suite is located on the main level and has great views of the central courtyard.**



5-SET  
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8-SET  
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# Through the ROOF

*An energy-efficient roof is one of the best investments you can make in a new home*

By Cheryl Weber

**T**he roof is one of the easiest places in a house to reduce heating and cooling costs. Fortunately, there are a growing number of energy-efficient options available, from the latest cool-roof technologies to air-clearing fans, radiant barriers, and insulation that stops infiltrating air in its tracks. But it's not just utility bills that are at stake. Large, dark-colored roof surfaces absorb heat and raise air temperatures, leading to increased cooling loads that require consume energy and emit ozone-depleting gases. Building enough homes like this in proximity to one another creates what scientists call the "urban heat island effect," which makes those neighborhoods significantly warmer than the surrounding rural areas. The effect also contributes to air pollution, since smog is produced faster at higher temperatures. As a result, an increasing number of localities are beginning to require the use of "cool roofs"—those designed to reduce solar heat gain—on new homes. While the up-front costs of some of these energy-efficient measures may be higher than conventional ones, they can result in reduced utility bills throughout the life of the home—and a healthier planet. ■







## Crop on Top

Vegetated roofs not only keep houses cool in summer and warm in winter, they also filter pollutants from outdoor air. The Garland Company's 30-year GreenShield system includes a waterproof membrane, a compound that stops roots from penetrating the membrane, a drainage layer, and a filter layer that prevents soil from clogging the drainage system. Plantings go into a lightweight soil mixture on top. [www.garlandco.com](http://www.garlandco.com).

## ◀ Reflection Collection

CertainTeed's Landmark Solaris roofing shingles feature granules that deflect heat far better than traditional asphalt shingles do. While cool-roofing products have traditionally been limited to light colors, this line includes five brown and dark gray hues, all with a limited lifetime warranty. Available in Weathered Wood, Burnt Sienna, Resawn Shake, Heather Blend, and Moire Black. [www.certainteed.com](http://www.certainteed.com).



## PRODUCTS



### ^ Cool Pigments

Atas International's Accel metal roofing comes in 17 heat-reflecting colors, from Coppertone to Mission Red. The Energy Star-qualified pigments lower a house's cooling costs by up to 25 percent and extend the life of the roof, the company says. In dense urban settings, the prepainted roofing also improves air quality by reducing the heat island effect. [www.atas.com](http://www.atas.com).



### ^ Pink Blast

Attic insulation is the first line of defense between a house and a hot or cold roof. Owens Corning's AttiCat system lets do-it-yourselfers blow in air-trapping insulation. (Check out [www.energy.gov](http://www.energy.gov) for information on R-value guidelines for attic insulation by ZIP code.) The company's insulation products contain 40 percent recycled material and are Greenguard-certified, which means they emit no toxins. [www.owenscorning.com](http://www.owenscorning.com)

### ^ Simply Radiant

Georgia Pacific's Thermostat Radiant Barrier Sheathing has a layer of highly reflective aluminum foil that reflects up to 97 percent of the sun's heat. The Energy Star-qualified sheathing lowers peak attic temperatures by up to 30°F and can reduce a house's cooling load by 17 percent, the company says. It's available in Plytanium Plywood or Blue Ribbon® OSB. [www.gp.com](http://www.gp.com).





## Suck It Up

Powered by a solar panel, the SunRise attic fan pulls hot air and moisture out of the attic. Fans come in three sizes and can clear the air in up to 1,800 square feet of attic space. Also available is a remote unit that allows the panel to be mounted separately from the fan to optimize solar exposure. [www.sunrisesolar.net](http://www.sunrisesolar.net).



## ✓ Spraying Cool

Applied directly to the underside of the roof deck, Demilec's Agribalance spray foam insulation expands to seal cracks, gaps, and voids in attic spaces. The open-cell, semi-rigid foam keeps out air and moisture, and its resin contains more than 20 percent renewable agriculture-based materials. [www.demilecusa.com](http://www.demilecusa.com).



## ^ Foam Sandwich

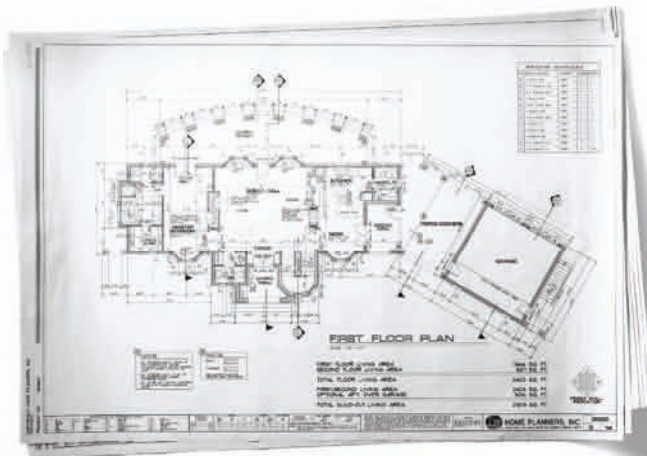
R-Control's structural insulated panels (SIPs) consist of expanded polystyrene insulation laminated (read: built in) between sheets of structural sheathing, forming a strong, air-tight panel for roofs. The SIPs achieve R-values exceeding 45 and have a nontoxic FrameGuard coating that protects them from mold, mildew, and termites. [www.r-control.com](http://www.r-control.com).







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# CAREFREE ON THE COAST

*A charming waterfront design for smaller families who love the outdoors*

At the back of the plan, full-height windows and porches open the home to the sun and breezes.



An inviting wraparound porch and plenty of other seasonal spaces extend the living area inside this attractive coastal cottage. French doors at the rear of the plan invite cool breezes into the spacious great room, where built-in cabinetry and a massive fireplace establish the home's central living space. A nearby wet bar accommodates casual use as well as small-scale entertaining.

A full-width front porch and other outdoor living areas surround the home, bringing function and coastal style to the design.





The dining room is quite formal, set apart from the rest of the home.

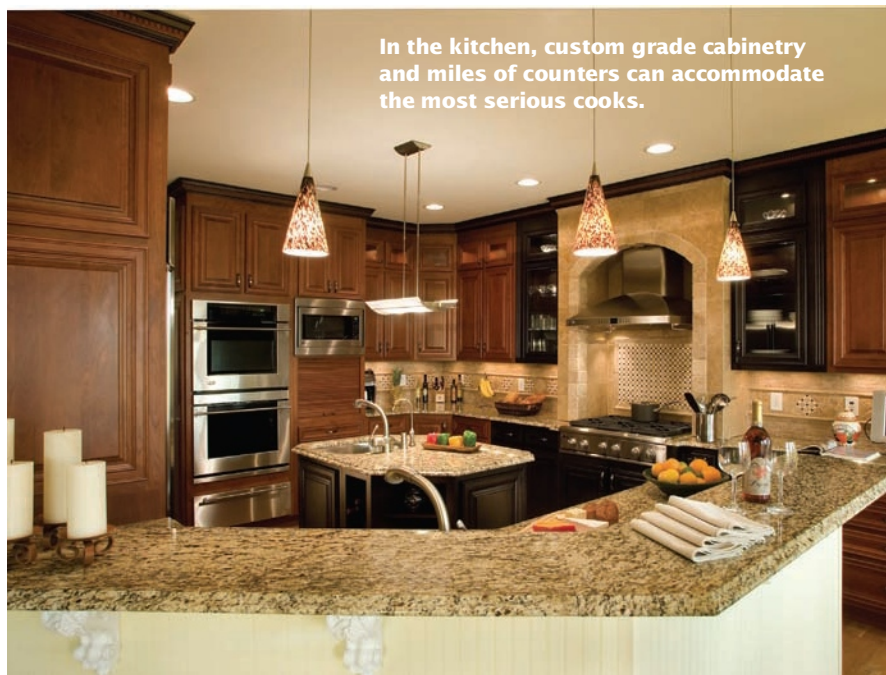




## FEATURE HOME

Also nearby, the morning nook provides bay window views of the surrounding property and daylights the island kitchen. Proximity to the utility room and downstairs storage (think: wine cellar) adds function to the kitchen, allowing it to handle formal entertaining in the dining room with aplomb.

At the other end of the home, the secluded master wing features a bayed sitting area, stunning tray ceiling, and separate walk-in closets. Split vanities and a gardenside spa tub complete the suite. Similar privacy is available in the upper-level bedroom suites, each of which opens directly onto the rear deck. Spacious walk-ins and large steam showers ensure that every family member and guest is pampered. ■



**In the kitchen, custom grade cabinetry and miles of counters can accommodate the most serious cooks.**



**Built-in shelves and art niches help establish the great room's conversation area.**





**PLAN#** HWR0900002

STYLE: PLANTATION

MAIN LEVEL: 2,146 SQ. FT.

UPPER LEVEL: 952 SQ. FT.

LOWER LEVEL: 187 SQ. FT.

TOTAL: 3,285 SQ. FT.

BEDROOMS: 3

BATHROOMS: 3 1/2

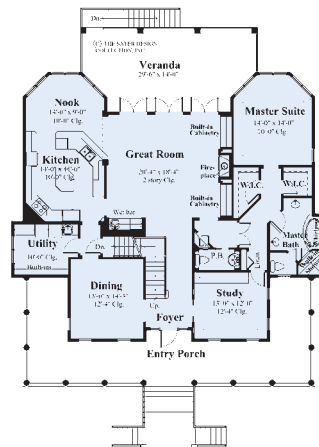
WIDTH: 52' - 0"

DEPTH: 65' - 4"

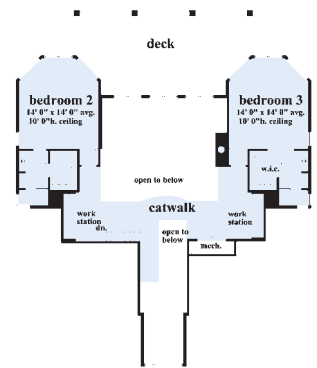
FOUNDATION: ISLAND BASEMENT

UNFINISHED BASEMENT

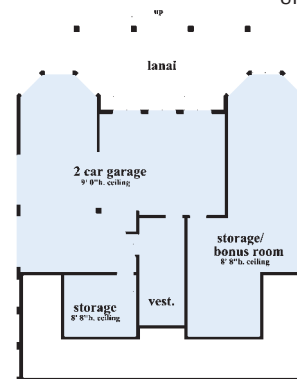
**The bayed sitting area is a great spot for breakfast or evening cocktails.**



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,643

CAD  
\$2,135

PDF  
\$1,643

See photos of the finished home online  
at [ePlans.com](http://ePlans.com)

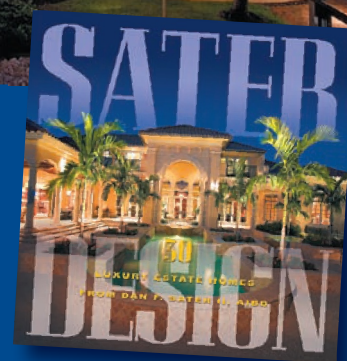


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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

## PLAN # HWR0900190

STYLE: EUROPEAN

FIRST FLOOR: 3,054 SQ. FT.

SECOND FLOOR: 1,904 SQ. FT.

TOTAL: 4,958 SQ. FT.

BEDROOMS: 4

BATHROOMS: 4½

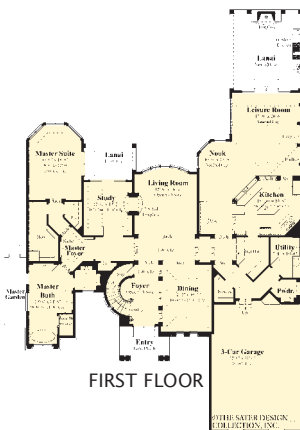
WIDTH: 70' - 0"

DEPTH: 104' - 0"

FOUNDATION: SLAB,  
UNFINISHED BASEMENT



REAR EXTERIOR



*Feel like royalty* in this stone castle. Soaring, coffered ceilings and clerestory windows bring tons of warm light into the living areas. Just off the main living space is the luxurious master suite, complete with His and Hers walk-in closets and a private garden. The upper level, much of which opens to the living space below, is home to 3 bedrooms, 3 baths, a spacious loft, and a bonus room.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$4,958

CAD  
N/A

PDF  
\$4,958

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## PLAN # HWR0900003

STYLE: NEW AMERICAN

FIRST FLOOR: 4,830 SQ. FT.

SECOND FLOOR: 1,895 SQ. FT.

TOTAL: 6,725 SQ. FT.

BEDROOMS: 4

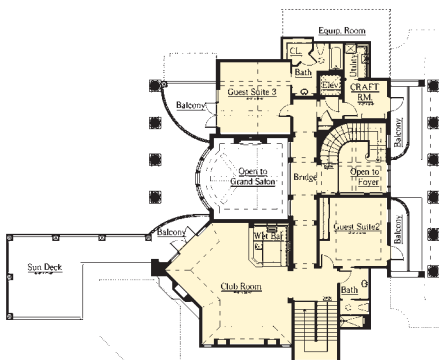
BATHROOMS: 4

WIDTH: 90' - 0"

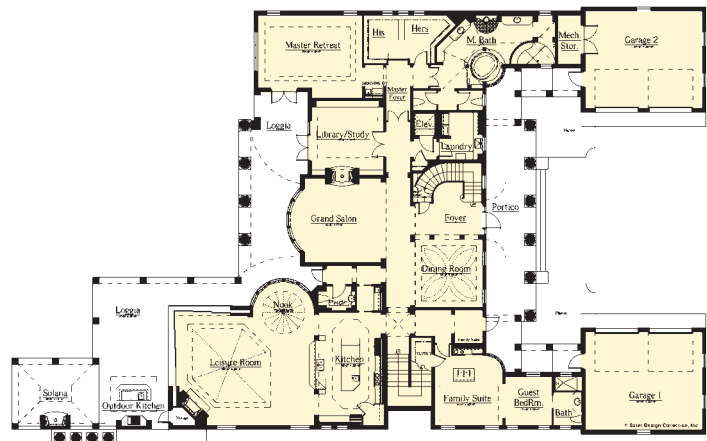
DEPTH: 146' - 4"

FOUNDATION: SLAB

*This 2008* New American Home debuted at the 2008 International Builders' Show. Beyond the symmetrical facade, interior spaces are balanced between areas for interaction, storage and utility, and privacy. Outdoor living is especially privileged, in such rooms as the solana and sun deck. Lastly, a luxuriously appointed master suite resides on the main level, enjoying views of the rear and side landscape.



SECOND FLOOR



FIRST FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$6,725

CAD  
\$11,432

PDF  
\$6,725

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**PLAN #** HWR0900004

STYLE: COTTAGE

FIRST FLOOR: 1,762 SQ. FT.

SECOND FLOOR: 2,052 SQ. FT.

TOTAL: 3,814 SQ. FT.

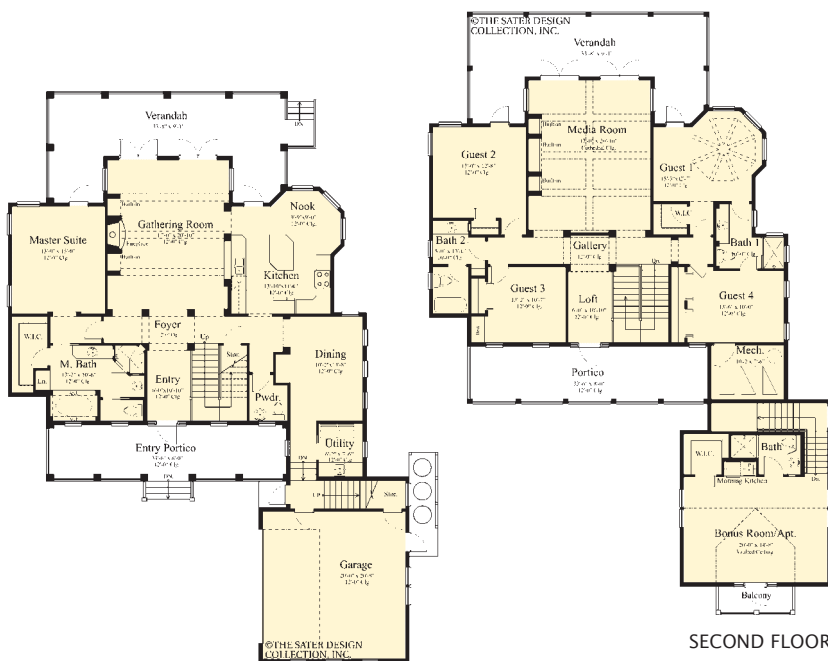
BEDROOMS: 5

BATHROOMS: 4½

WIDTH: 56' - 0"

DEPTH: 80' - 0"

FOUNDATION: CRAWLSPACE



FIRST FLOOR

SECOND FLOOR

*Fresh and airy*, this home would look equally great in the country or on the coast. Relax with a glass of lemonade as the day comes on one of the verandas at the front or rear of the house, or perhaps friends and family would prefer to gether in the heart of the house. If company is looking for more modern entertainment, head upstairs and watch a movie in the media room. The full apartment over the garage even provides an opportunity for extra income!

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,051

CAD  
\$5,340

PDF  
\$3,051

Bonus rooms generally are not calculated in the total square footage of a home.

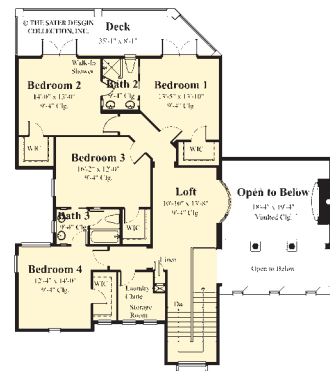




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**PLAN # HWR0900005**
**STYLE: MEDITERRANEAN**
**FIRST FLOOR: 2,920 SQ. FT.**
**SECOND FLOOR: 1,478 SQ. FT.**
**TOTAL: 4,398 SQ. FT.**
**BEDROOMS: 5**
**BATHROOMS: 4½**
**WIDTH: 69' - 4"**
**DEPTH: 95' - 4"**
**FOUNDATION: SLAB**

*A stone* turret houses an amazing master bath in this elegant Tuscan retreat. A whirlpool tub occupies the center of the octagonal room, separating His space from Hers. The walk-in shower occupies the alcove behind the tub and may be entered from either side of the bath. Windows are placed high in the walls, providing light without compromising privacy. The adjoining suite has access to the rear veranda. Across the columned gallery are three sets of French doors that open to the front portico, creating comfortable breezes within.


**FIRST FLOOR**

**SECOND FLOOR**

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,518

CAD  
\$6,157

PDF  
\$3,518

A materials list outlines your home's building materials, simplifying your cost-to-build estimate.



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*Entering the home,* find great lines of sight to the rear windows. Arched doorways add a custom touch to this home. An open dining room, great room and kitchen allow for easy family living. The master bedroom and two family bedrooms are split between opposite sides of the home for privacy.

PLAN # HWR0900006

STYLE: COTTAGE

SQUARE FOOTAGE: 1,436

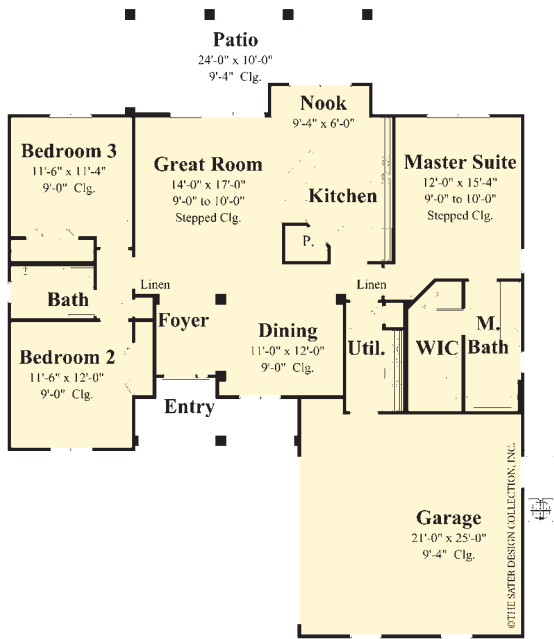
BEDROOMS: 3

BATHROOMS: 2

WIDTH: 49' - 4"

DEPTH: 60' - 0"

FOUNDATION: SLAB



REAR EXTERIOR

5-SET N/A	8-SET N/A	REPRO \$995	CAD \$1,577	PDF \$995	Modify any plan with our affordable and easy-to-use customization service.
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# **PLAN # HWR0900007**

STYLE: COTTAGE

SQUARE FOOTAGE: 1,436

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 49' - 4"

DEPTH: 60' - 0"

FOUNDATION: SLAB

*Perfect for* a corner lot, this home offers space and custom details. An open dining room at the entrance of the home has quick and easy access to the kitchen, for easy entertaining. Consuming the right side of the home, the master suite features a walk-in closet, master bath, and stepped ceiling. Two additional bedrooms share a full bath.



5-SET  
N/A

8-SET  
N/A

REPRO  
\$995

CAD  
\$1,577

PDF  
\$995

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**PLAN #** HWR0900008

STYLE: COTTAGE

SQUARE FOOTAGE: 1,676

BEDROOMS: 3

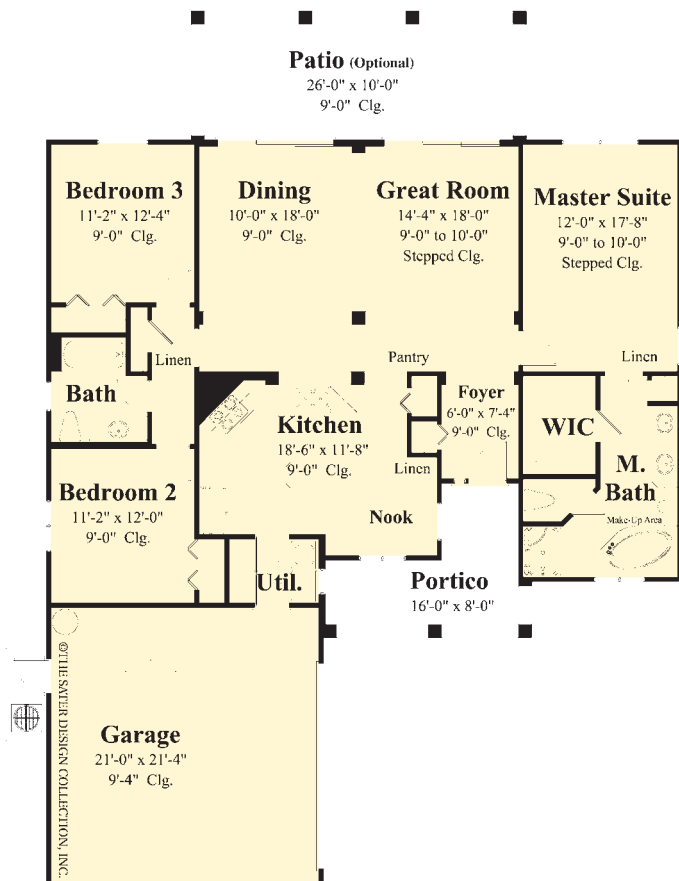
BATHROOMS: 2

WIDTH: 49' - 4"

DEPTH: 68' - 0"

FOUNDATION: SLAB

*A welcoming portico* brings you into this charming home. Find open living spaces as you walk through arched doorways into the living area, which is comfortably adjacent to the dining area. An island-style kitchen offers a breakfast nook and plenty of counter space. A comfortable master suite boasts a corner tub, stepped ceiling and walk-in closet.



5-SET  
N/A

8-SET  
N/A

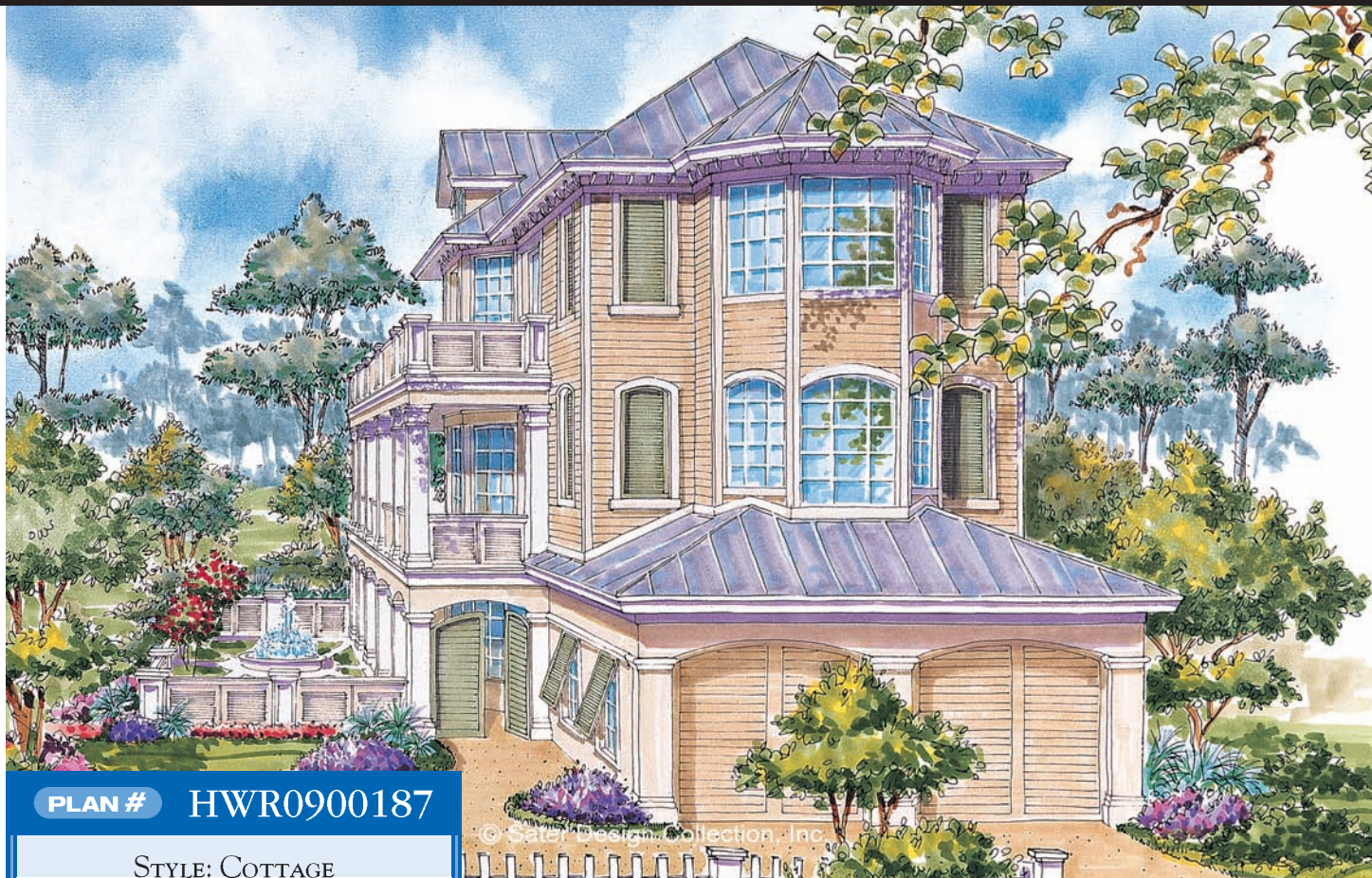
REPRO  
\$1,006

CAD  
\$1,844

PDF  
\$1,006

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# PLAN # HWR0900187

STYLE: COTTAGE

FIRST FLOOR: 1,305 SQ. FT.

SECOND FLOOR: 1,215 SQ. FT.

TOTAL: 2,520 SQ. FT.

BONUS SPACE: 935 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 30' - 6"

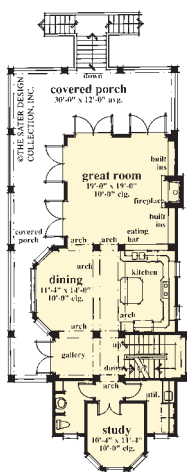
DEPTH: 72' - 2"

FOUNDATION: SLAB

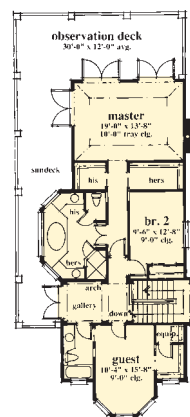
*This elegant* Old Charleston row design offers wraparound covered porches, a private sundeck, and an observation deck. Four sets of French doors bring the outside in to the great room, which opens through archways framed by columns to the dining room and kitchen. The master suite, a family bedroom, and a guest suite share the second floor. On the lower level, bonus space of 935 square feet opens to a garden courtyard.



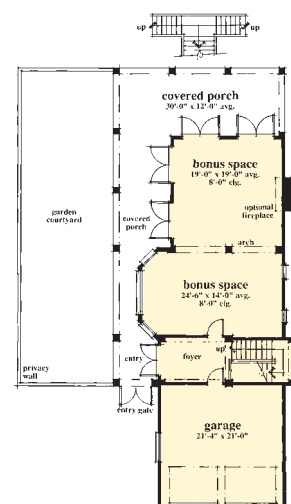
REAR EXTERIOR



FIRST FLOOR



SECOND FLOOR



5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,512

CAD  
\$2,268

PDF  
\$1,512

Garages and porches are never calculated in the total square footage of a home.



A large, single-story brick house with a gabled roof, white columns, and a covered front porch. The house features red brick walls, black shutters, and a white garage door. A small palm tree is in the front yard. A blue banner at the bottom right displays the plan number HWB0000010.

STYLE: COTTAGE  
FIRST FLOOR: 1,676 SQ. FT.  
SECOND FLOOR: 433 SQ. FT.  
TOTAL: 2,109 SQ. FT.  
BONUS SPACE: 278 SQ. FT.  
BEDROOMS: 3  
BATHROOMS: 3  
WIDTH: 49' - 4"  
DEPTH: 69' - 0"  
FOUNDATION: SLAB

**Patio**  
25'-6" x 10'-0"  
9'-4" Clg.

**Bedroom 3**  
11'-2" x 12'-0"  
9'-4" Clg.

**Dining**  
11'-11" x 13'-0"  
9'-4" Clg.

**Great Room**  
11'-11" x 13'-0"  
9'-4" Clg.

**Master Suite**  
12'-0" x 17'-8"  
9'-4" to 10'-0"  
Stepped Clg.

**Bath**

**Kitchen**  
18'-6" x 12'-0"  
9'-4" Clg.

**Pantry**

**Foyer**  
6'-0" x 7'-4"  
10'-0" Clg.

**WIC**

**M. Bath**

**Make-Up Area**

**Bedroom 2**  
11'-2" x 12'-0"  
9'-4" Clg.

**Util.**

**Nook**

**Portico**  
16'-0" x 8'-0"  
10'-4" Clg.

**Garage**  
20'-10" x 19'-8"  
9'-8" Clg.

**Deck**  
25'-6" x 10'-0"

**Bonus Room**  
12'-7" x 22'-2"  
Sloped Clg.

**WIC**

**Bath**

© George Allen 2007. The Garage - Kitchen - Gable End is on the left side of the house.

Many of our plans have been enhanced over the years based on buyer and builder feedback.





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# PLAN # HWR0900188

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 2,387

BEDROOMS: 3

BATHROOMS: 3

WIDTH: 53' - 6"

DEPTH: 94' - 6"

FOUNDATION: SLAB

*This design* opens through double doors into the expansive great room. A rounded dining area with lanai access contributes a sense of the dramatic and is served by the adjacent kitchen. Two secondary bedrooms come with ample closet space and share a bath with dual vanities. In the master suite, a tiered ceiling and lots of windows gain attention. A luxurious bath with multiple amenities also offers a walk-in closet. A bath with a stall shower serves the lanai.



5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,432

CAD  
N/A

PDF  
\$1,432

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**PLAN #** HWR0900012

STYLE: COTTAGE

SQUARE FOOTAGE: 1,711

BEDROOMS: 3

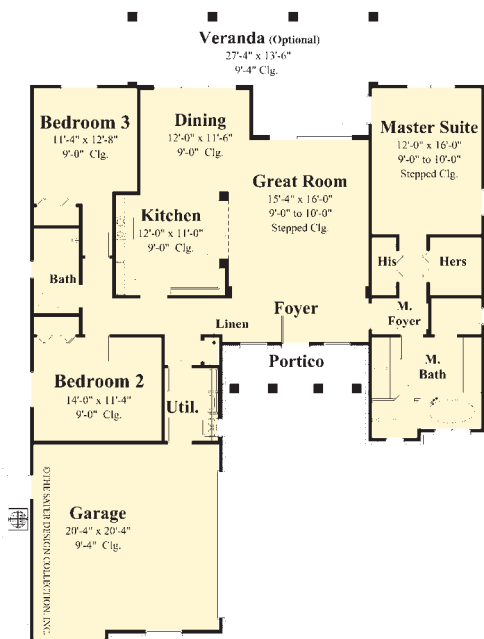
BATHROOMS: 2

WIDTH: 49' - 8"

DEPTH: 69' - 0"

FOUNDATION: SLAB

*With easy access* to the dining room and kitchen, the great room is the heart of the home, with ample space for relaxing and entertaining. An optional covered veranda is perfect for enjoying the outdoors. The family bedrooms and master suite are split between opposite sides of the home. The master suite boasts His and Hers closets, dual vanities, and separate tub and shower.



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

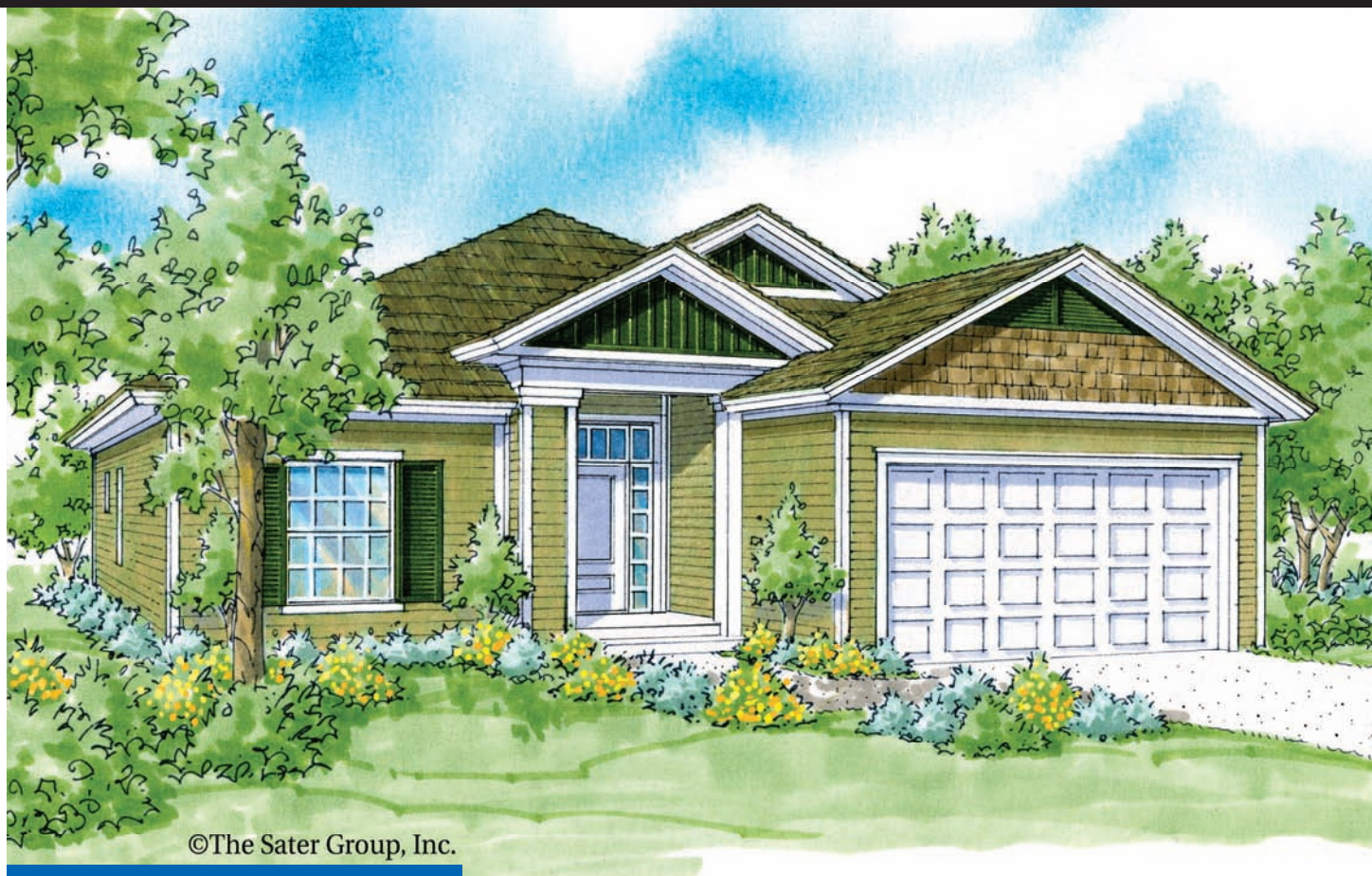
REPRO  
\$1,026

CAD  
\$1,882

PDF  
\$1,026

When accuracy matters, a materials list will help you and your builder more accurately estimate your cost-to-build.





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# **PLAN # HWR0900013**

STYLE: COTTAGE

SQUARE FOOTAGE: 1,462

BEDROOMS: 3

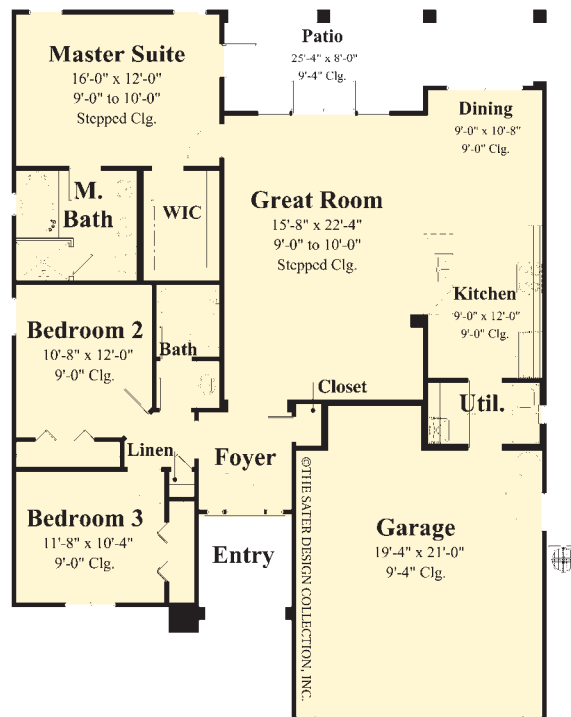
BATHROOMS: 2

WIDTH: 42' - 0"

DEPTH: 56' - 0"

FOUNDATION: SLAB

*Find country comfort* in this cozy one-story home. The great room is the focal point this home, perfect family gatherings. A galley-style kitchen is open to the great room and has a sunny dining area. Two family bedrooms share a full bath. The master suite offers a master bath with dual sinks, separate tub and shower, and a large walk-in closet.



5-SET  
N/A

8-SET  
N/A

REPRO  
\$995

CAD  
\$1,608

PDF  
\$995

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## PLAN # HWR0900014

STYLE: COTTAGE

FIRST FLOOR: 1,994 SQ. FT.

SECOND FLOOR: 537 SQ. FT.

TOTAL: 2,531 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2

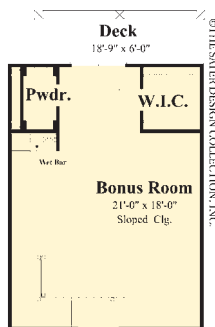
WIDTH: 50' - 0"

DEPTH: 77' - 6"

FOUNDATION: SLAB



FIRST FLOOR



SECOND FLOOR

A gorgeous great room is the perfect place for family gatherings. A beautiful island-style kitchen offers ample storage, counter space and a corner pantry. Enjoy family dinners in the light filled breakfast nook or dining area. Two bedrooms, one of which can be used as a home office or den, share a full bath. The master suite is on the right side of the home and boasts His and Hers closets, a large master bath with gorgeous tub, walk-in shower, and vanity areas.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,519

CAD  
\$2,784

PDF  
\$1,519

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## PLAN # HWR0900015

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 3,271

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 74' - 8"

DEPTH: 118' - 0"

FOUNDATION: SLAB

*An arched* portico and low-pitched tile roof are distinctive features of this European manor. The floor plan calls for luxury at every turn: coffered and tray ceilings in the living room and dining room and an immense leisure room beside a gourmet island kitchen. The master suite and accompanying bath dominate the left side of the plan, allowing owners to enjoy quiet evenings and private access to the lanai and garden. Two more bedrooms occupy the right side of the plan. A guest suite and bath are located at a comfortable distance in the rear.



5-SET  
 N/A

8-SET  
 N/A

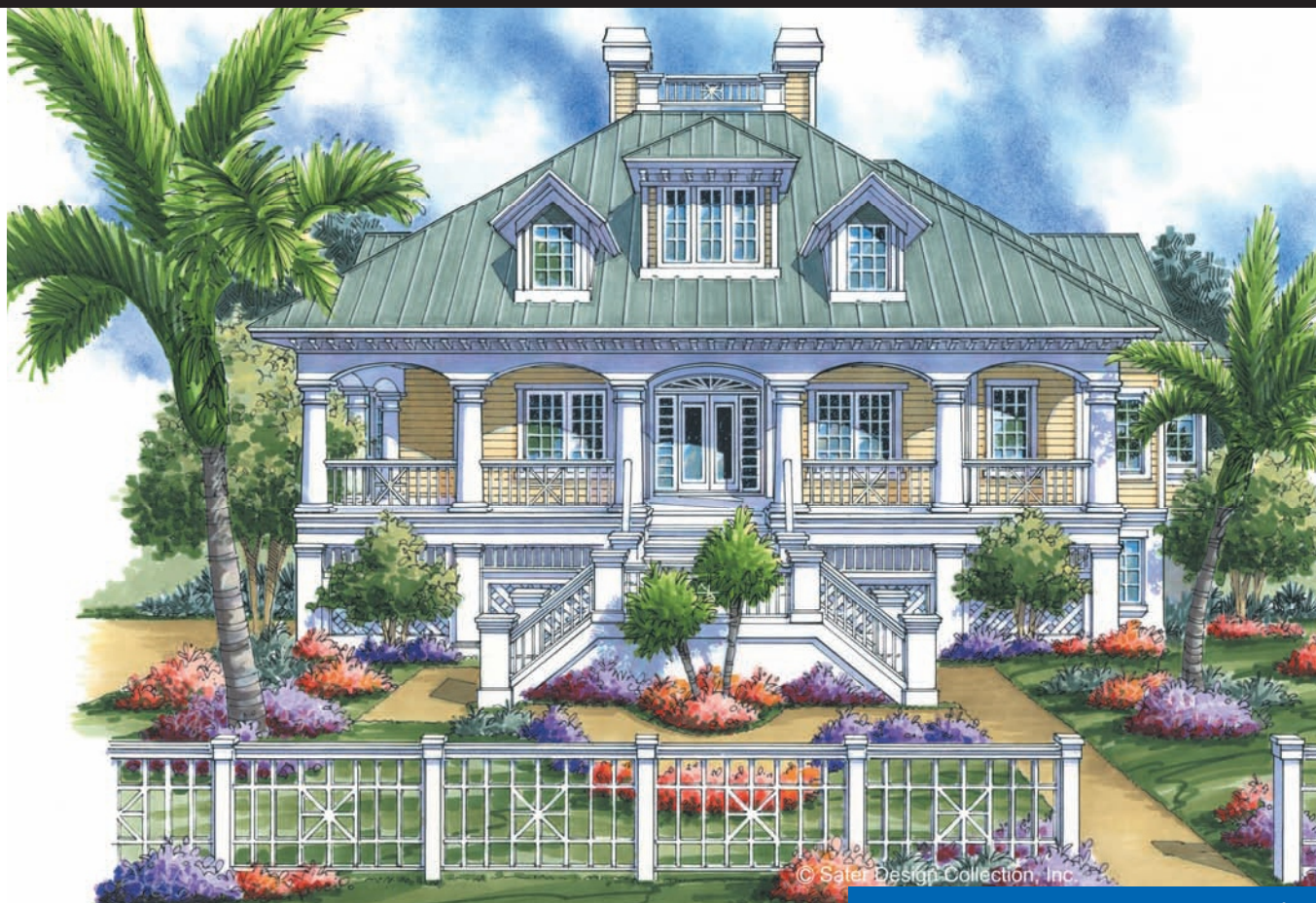
REPRO  
 \$1,963

CAD  
 \$2,944

PDF  
 \$1,963

If you're thinking of modifying a plan, be sure to purchase in CAD, PDF or Reproducible formats.





*This southern* plantation cottage is a perfect hideaway, blending easily into the seaside scenery. The exterior boasts a stone-and-siding exterior set off by a wraparound entry porch. The study offers built-in cabinetry, while the octagonal great room provides a multifaceted vaulted ceiling. This room leads through three sets of double doors to an outdoor vaulted lanai. Two bedrooms reside upstairs, each with its own private bath. The first-floor master suite is a homeowner's haven, with a walk-in closet and opulent bath.

# PLAN # HWR0900016

STYLE: TIDEWATER

MAIN LEVEL: 1,855 SQ. FT.

SECOND LEVEL: 901 SQ. FT.

TOTAL: 2,756 SQ. FT.

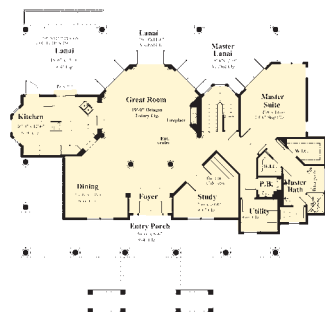
BEDROOMS: 3

BATHROOMS: 3½

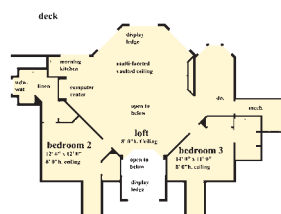
WIDTH: 66' - 0"

DEPTH: 50' - 0"

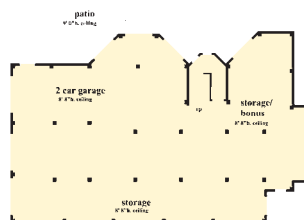
FOUNDATION: ISLAND BASEMENT



MAIN LEVEL



SECOND LEVEL



LOWER LEVEL

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,654

CAD  
\$2,480

PDF  
\$1,654

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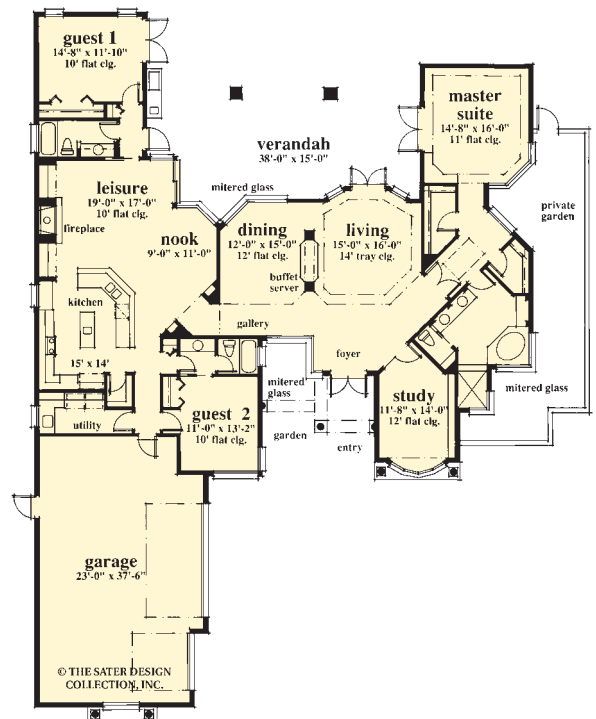


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**EPLANS.COM**

**PLAN #** HWR0900017

STYLE: FLORIDA  
SQUARE FOOTAGE: 2,794  
BEDROOMS: 3  
BATHROOMS: 3  
WIDTH: 70' - 0"  
DEPTH: 98' - 0"  
FOUNDATION: SLAB

*Classic columns*, circle-head windows, and a bayed study give this stucco home a wonderful street presence. The foyer leads to the formal living and dining areas. The kitchen, nook, and leisure room are grouped for informal living. Two secondary suites have guest baths and offer full privacy from the master wing. The master bath features a walk-in shower that overlooks a private garden off the master suite.



5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,676

CAD  
\$2,515

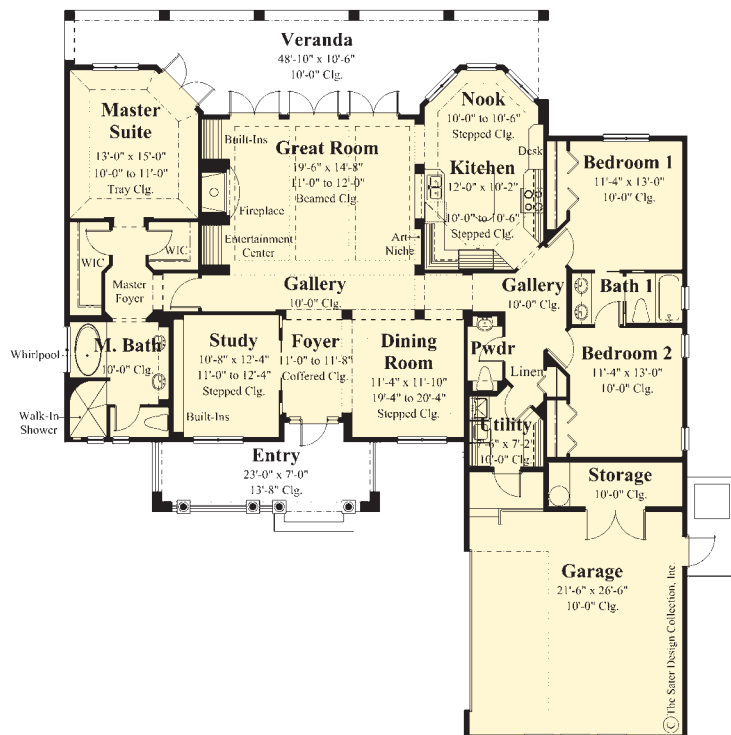
PDF  
\$1,676

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**PLAN #** HWR0900018

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 2,191

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 62' - 10"

DEPTH: 73' - 6"

FOUNDATION: SLAB

*Perfect for a corner lot*, this Mediterranean villa is a beautiful addition to any neighborhood. Low and unassuming on the outside, this plan blends modern amenities and classic stylings. An elongated gallery introduces the great room, where a rustic beamed ceiling, fireplace, and art niche are thoughtful touches. The step-saving U-shaped kitchen flows into a sunny bayed breakfast nook. French-door access to the veranda and a sumptuous bath make the master suite a pleasurable retreat.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,315

CAD  
\$1,972

PDF  
\$1,315

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EPLANS.COM**

## PLAN # HWR0900019

STYLE: COUNTRY

FIRST FLOOR: 2,253 SQ. FT.

SECOND FLOOR: 1,507 SQ. FT.

TOTAL: 3,760 SQ. FT.

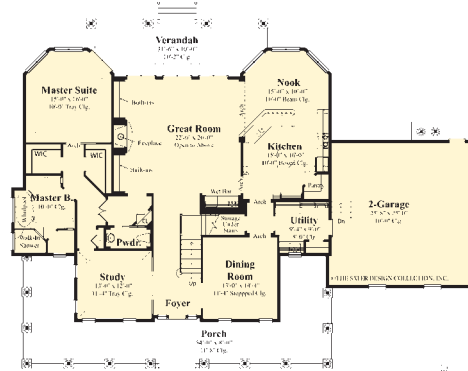
BEDROOMS: 3

BATHROOMS: 3½

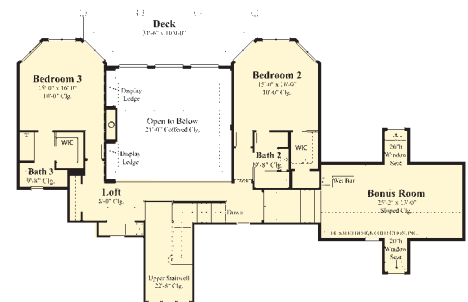
WIDTH: 77' - 2"

DEPTH: 64' - 0"

FOUNDATION: CRAWLSPACE



FIRST FLOOR



SECOND FLOOR

*A defining* characteristic of this design is its front porch. Add a rocking chair and a table, and it becomes a summer sanctuary. Pass through the foyer to the inviting great room. The stepped ceiling, carved coffers, hardwood floors, and sky-high windows help make this a lovely entertainment home. The first-floor master suite is tucked away. The kitchen and nook form a family zone, while two additional bedrooms and a bonus room provide guests or family with their own private second-floor retreat.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,008

CAD  
\$5,264

PDF  
\$3,008

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**EPLANS.COM**



**PLAN #** HWR0900020

STYLE: MEDITERRANEAN

FIRST FLOOR: 3,134 SQ. FT.

SECOND FLOOR: 610 SQ. FT.

TOTAL: 3,744 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3½

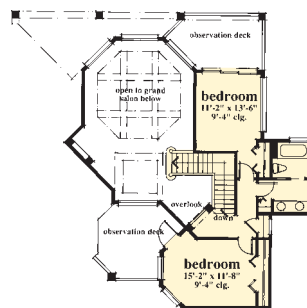
WIDTH: 80' - 0"

DEPTH: 96' - 0"

FOUNDATION: SLAB



FIRST FLOOR



SECOND FLOOR

*A unique* courtyard provides a happy medium for indoor/outdoor living in this design. Inside, a grand salon provides unobstructed views of the backyard. Informal areas include a leisure room with an entertainment center and access to a covered poolside lanai. The master suite boasts a bayed sitting area, His and Hers closets, and access to the rear lanai. Upstairs, two family bedrooms—both with private decks—share a full bath. A detached guest house has a cabana bath and an outdoor grill area.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$2,246

CAD  
\$3,370

PDF  
\$2,246

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**PLAN #** HWR0900021

STYLE: NEW AMERICAN

FIRST FLOOR: 1,046 SQ. FT.

SECOND FLOOR: 638 SQ. FT.

TOTAL: 1,684 SQ. FT.

BEDROOMS: 3

BATHROOMS: 3

WIDTH: 25' - 0"

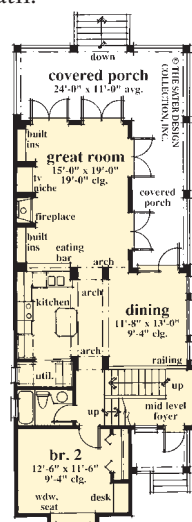
DEPTH: 65' - 6"

FOUNDATION: CRAWLSPACE

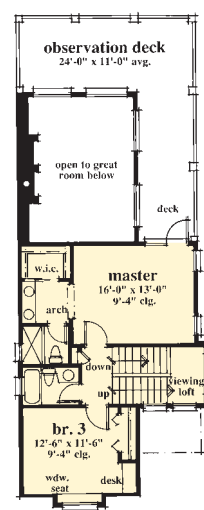
*This cozy* retreat offers bright and airy living areas and covered porches. Built-ins and a media niche frame the great-room fireplace. The gourmet kitchen shares an eating bar with the great room and is open to the dining room. A first-floor bedroom accesses a full bath. The second floor contains an observation deck, the master suite, and a third bedroom with a private bath.



REAR EXTERIOR



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,010

CAD  
\$1,852

PDF  
\$1,010

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PLAN # HWR0900022

*Welcome home* to casual, unstuffy living with this comfortable tidewater design. The heart of this home is the great room, where a put-your-feet-up atmosphere prevails and the dusky hues of sunset can mingle with the sounds of ocean breakers. French doors open from the master suite to a private area of the covered porch, where sunlight and sea breezes mingle with a spirit of bon vivant.

STYLE: TIDEWATER

SQUARE FOOTAGE: 1,288

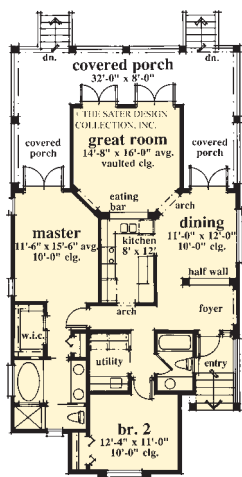
BEDROOMS: 2

BATHROOMS: 2

WIDTH: 32' - 4"

DEPTH: 60' - 0"

FOUNDATION: CRAWLSPACE



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$773

CAD  
\$1,159

PDF  
\$773

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## PLAN # HWR0900023

STYLE: COTTAGE

MAIN LEVEL: 1,542 SQ. FT.

SECOND LEVEL: 971 SQ. FT.

TOTAL: 2,513 SQ. FT.

BEDROOMS: 3

BATHROOMS: 3

WIDTH: 46' - 0"

DEPTH: 51' - 0"

FOUNDATION: ISLAND BASEMENT

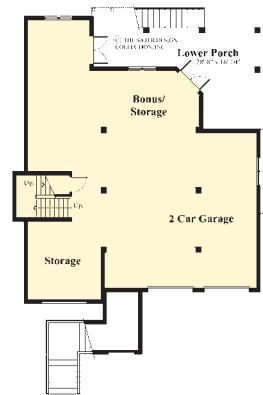
*A high-pitched*, hipped roof tops a multitude of gables, turrets, and dormers—the perfect complement to an elegant entry porch. French doors lead to a quiet study or parlor, which features a wall of built-in shelves. Built-ins frame the fireplace in the great room, too. The main level includes a secluded secondary bedroom or guest quarters. Upstairs, a balcony hall allows views of the living area below and connects a secondary bedroom and bath with the master suite.



MAIN LEVEL



SECOND LEVEL



LOWER LEVEL

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,508

CAD  
N/A

PDF  
\$1,508

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PLAN # HWR0900024

STYLE: MEDITERRANEAN

MAIN LEVEL: 2,385 SQ. FT.

LOWER LEVEL: 109 SQ. FT.

TOTAL: 2,494 SQ. FT.

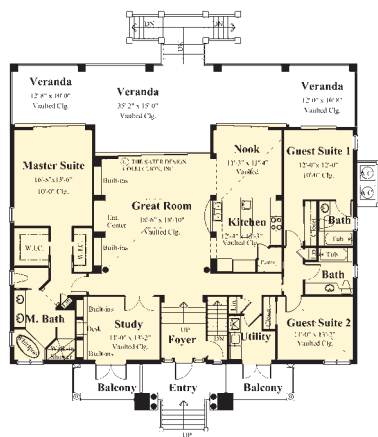
BEDROOMS: 3

BATHROOMS: 3

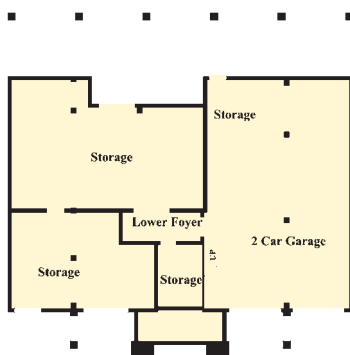
WIDTH: 60' - 0"

DEPTH: 52' - 0"

FOUNDATION: ISLAND BASEMENT



MAIN LEVEL



LOWER LEVEL



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,410

CAD  
\$2,115

PDF  
\$1,410

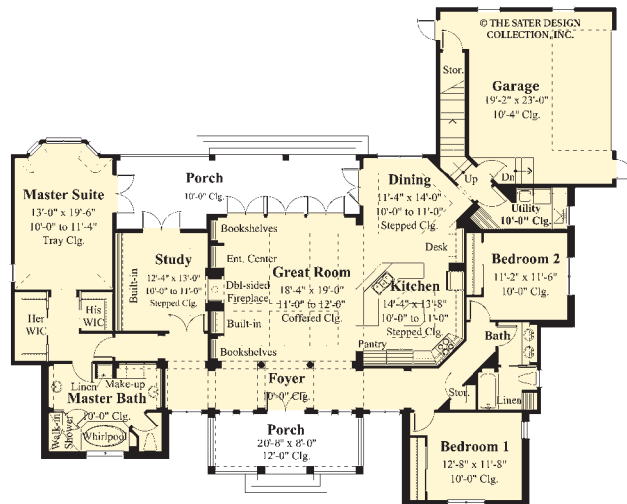
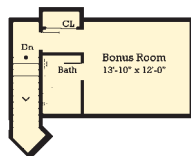
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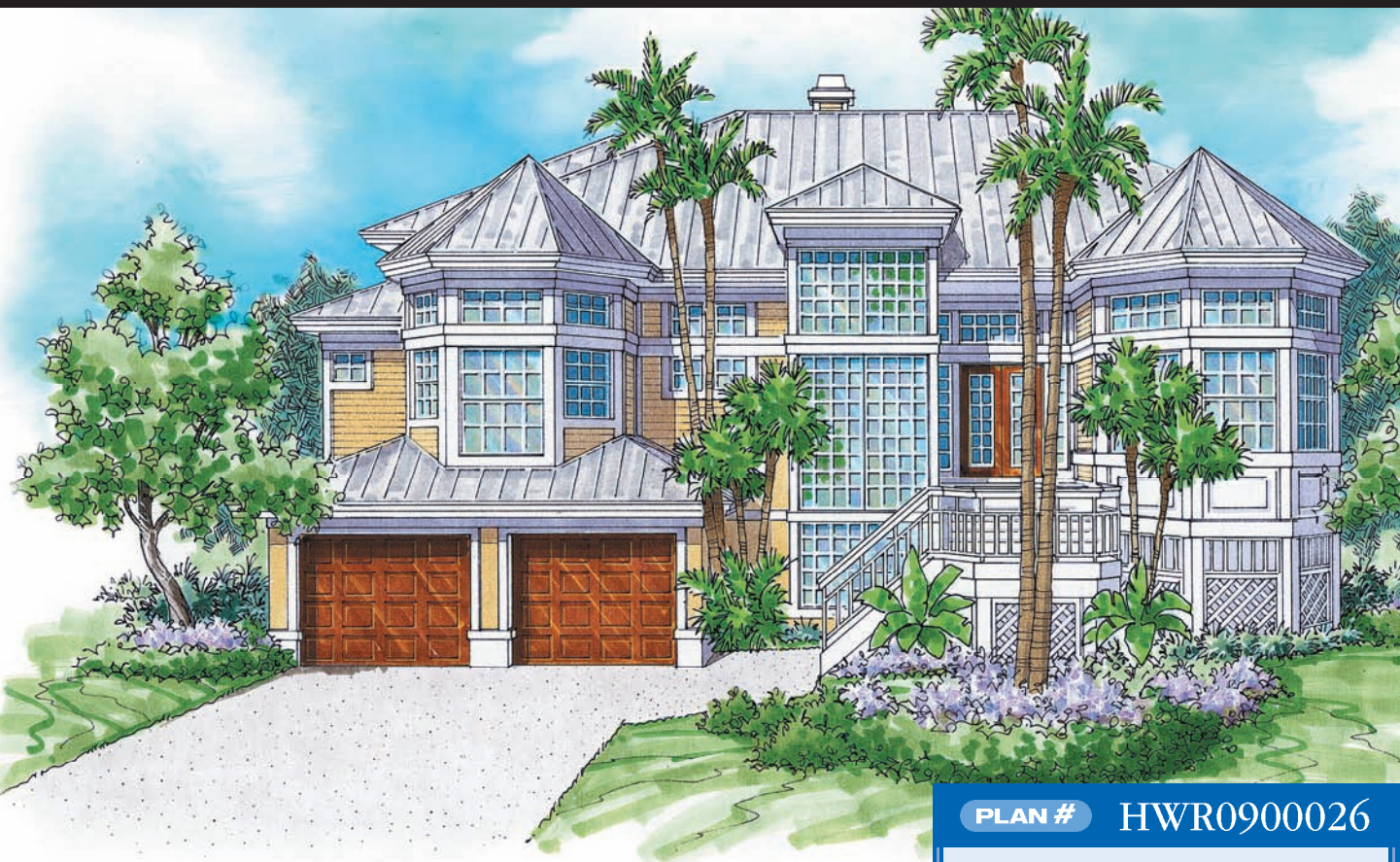
STYLE: COUNTRY
SQUARE FOOTAGE: 2,454
BONUS SPACE: 256 SQ. FT.
BEDROOMS: 3
BATHROOMS: 2
WIDTH: 80' - 6"
DEPTH: 66' - 6"
FOUNDATION: CRAWLSPACE

*A neat row* of classic front-porch pillars opens this beautiful one-story plan. The bay window in the master suite offers a front-row seat to amazing views. The pentagonal dining room is large enough for special occasions. A double-sided fireplace lights the great room and adjacent study. To the right of the entry is an angled hallway that leads to two bedrooms and a hall bath. A bonus room with a full bath sits above the double garage.



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*Florida living* takes off in this design. A grand room gains attention as an entertaining area. Here, a see-through fireplace divides the room from the dining room. A full bath connects the study to the front right bedroom. Another bedroom sits on the opposite side of the house with its own bath. The kitchen features a large work island and a connecting breakfast nook. Upstairs, the master bedroom suite contains His and Hers baths, a see-through fireplace, and access to the upper deck.

## PLAN # HWR0900026

STYLE: NEW AMERICAN

MAIN LEVEL: 2,725 SQ. FT.

SECOND LEVEL: 1,418 SQ. FT.

TOTAL: 4,143 SQ. FT.

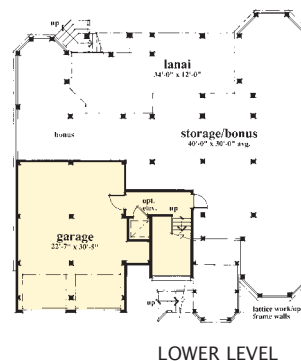
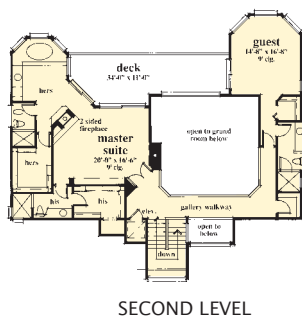
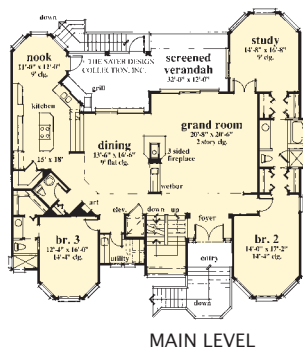
BEDROOMS: 4

BATHROOMS: 5½

WIDTH: 61' - 4"

DEPTH: 62' - 0"

FOUNDATION: PIER  
(SAME AS PILING)



5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,314

CAD  
\$5,800

PDF  
\$3,314

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## PLAN # HWR0900027

STYLE: COTTAGE

MAIN LEVEL: 1,537 SQ. FT.

SECOND LEVEL: 575 SQ. FT.

LOWER LEVEL: 145 SQ. FT.

TOTAL: 2,257 SQ. FT.

BEDROOMS: 3

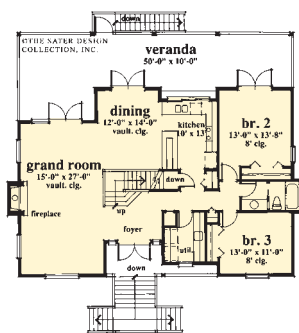
BATHROOMS: 2

WIDTH: 50' - 0"

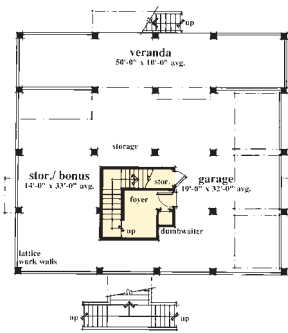
DEPTH: 44' - 0"

FOUNDATION: PIER  
(SAME AS PILING)

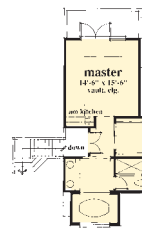
*Lattice walls*, pickets, and horizontal siding complement a relaxed Key West design that's perfect for waterfront properties. The grand room—with a fireplace—the dining room, and Bedroom 2 open through French doors to the veranda. The master suite occupies the second floor and features a morning kitchen, walk-in closet, and lavish bath. Enclosed storage and bonus space are on the lower level.



MAIN LEVEL



LOWER LEVEL



SECOND LEVEL

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,354

CAD  
N/A

PDF  
\$1,354

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PLAN # HWR0900028

STYLE: ITALIANATE

SQUARE FOOTAGE: 2,907

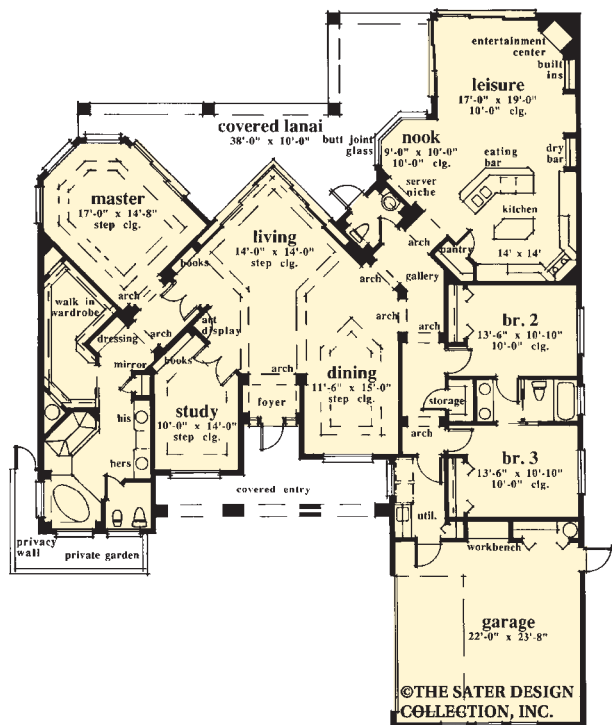
BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 65' - 0"

DEPTH: 84' - 0"

FOUNDATION: SLAB



*The fine symmetry* of an Italianate facade will make a lasting impression on visitors to this grand manor. The living and dining rooms demonstrate the designer's emphasis on high, stepped ceilings and angled walls. To the left, an extraordinary master bath and a walk-in closet make up the master suite. At the rear, the leisure room and nook provide casual spaces for gathering. Sculpture niches adorn walls throughout the house.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,744

CAD  
\$2,616

PDF  
\$1,744

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**EPLANS.COM**



## PLAN # HWR0900029

STYLE: COTTAGE

MAIN LEVEL: 1,383 SQ. FT.

SECOND LEVEL: 595 SQ. FT.

TOTAL: 1,978 SQ. FT.

BONUS SPACE: 617 SQ. FT.

BEDROOMS: 3

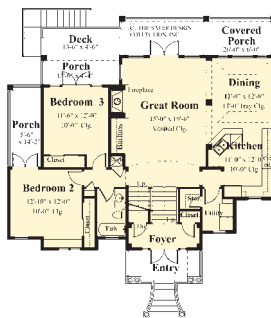
BATHROOMS: 2

WIDTH: 48' - 0"

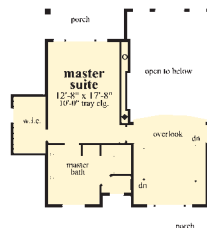
DEPTH: 42' - 0"

FOUNDATION: ISLAND BASEMENT

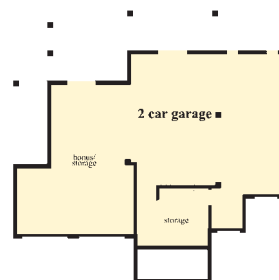
*This fabulous* Key West cottage blends interior space with the great outdoors, boasting access from every area of the home to expansive porches and decks. A sun-dappled foyer leads via a mid-level staircase to the great room. Highlighted by a wall of glass that opens to the rear porch, this two-story living space opens to the dining room and kitchen. Upstairs, a 10-foot tray ceiling highlights a private master suite, which features French doors that open onto an upper-level porch.



MAIN LEVEL



SECOND LEVEL



LOWER LEVEL



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,187

CAD  
\$2,176

PDF  
\$1,187

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**PLAN #** HWR0900030

STYLE: ITALIANATE

FIRST FLOOR: 2,841 SQ. FT.

SECOND FLOOR: 1,052 SQ. FT.

TOTAL: 3,893 SQ. FT.

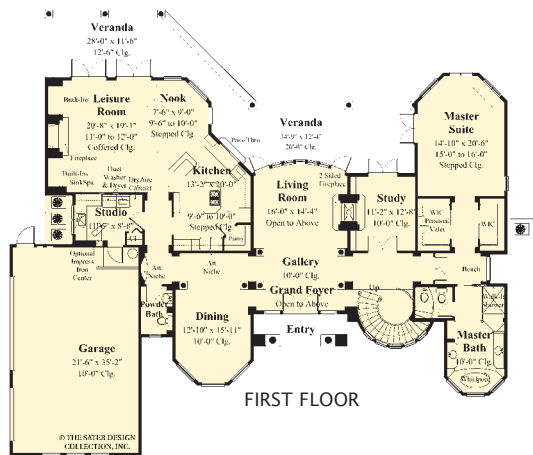
BEDROOMS: 4

BATHROOMS: 3½

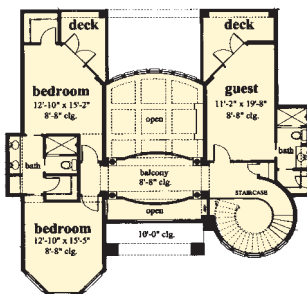
WIDTH: 85' - 0"

DEPTH: 76' - 8"

FOUNDATION: SLAB



FIRST FLOOR



SECOND FLOOR

A *turret*, two-story bay windows, and plenty of arched glass impart a graceful style to the exterior and rich amenities inside furnish contentment. A grand foyer decked with columns introduces the living room with a curve of glass windows viewing the rear gardens. The master suite fills the entire right section of the design and enjoys a tray ceiling, two walk-in closets, a separate shower, and a garden tub set in a bay window.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,114

CAD  
\$5,450

PDF  
\$3,114

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## PLAN # HWR0900031

STYLE: ITALIANATE

FIRST FLOOR: 1,296 SQ. FT.

SECOND FLOOR: 1,354 SQ. FT.

TOTAL: 2,650 SQ. FT.

BEDROOMS: 3

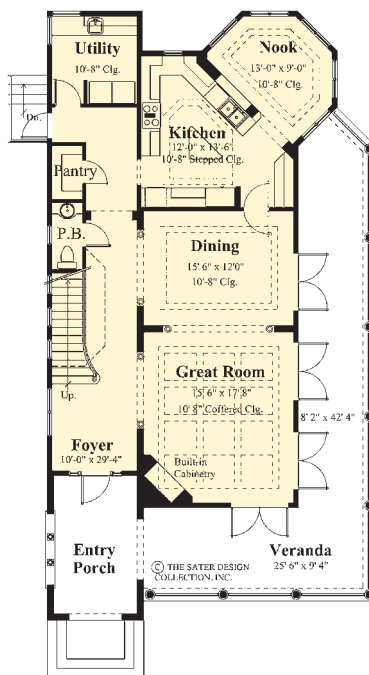
BATHROOMS: 2½

WIDTH: 34' - 0"

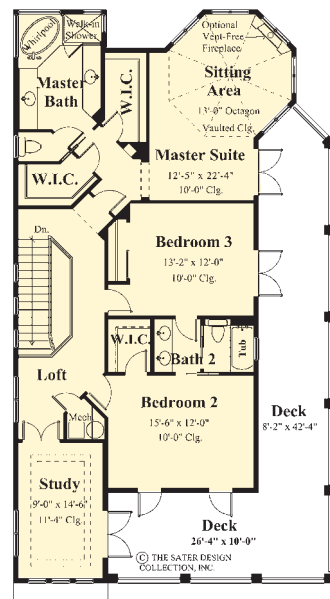
DEPTH: 63' - 2"

FOUNDATION: SLAB

*This modern* take on the Italian villa boasts plenty of indoor/outdoor flow. Four sets of double doors in the great room and dining area open to the stunning veranda. The great room is enhanced by a coffered ceiling and built-in cabinetry. The dining room connects to a gourmet island kitchen. Upstairs, a beautiful deck wraps gracefully around the family bedrooms. The master suite is a skylit haven enhanced by a bayed sitting area and a cozy two-sided fireplace.



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,590

CAD  
\$2,385

PDF  
\$1,590

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PLAN # HWR0900031

STYLE: MEDITERRANEAN

FIRST FLOOR: 3,873 SQ. FT.

SECOND FLOOR: 1,289 SQ. FT.

TOTAL: 5,162 SQ. FT.

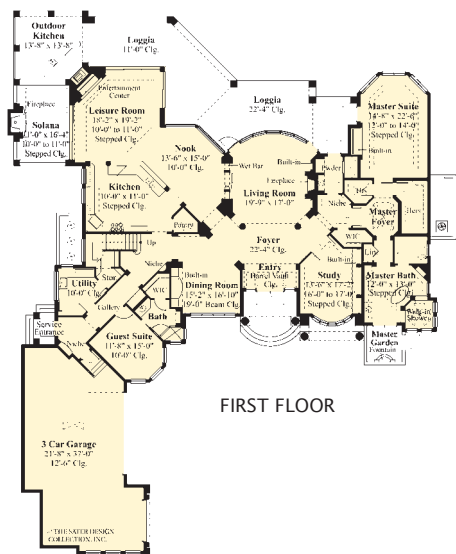
BEDROOMS: 4

BATHROOMS: 5

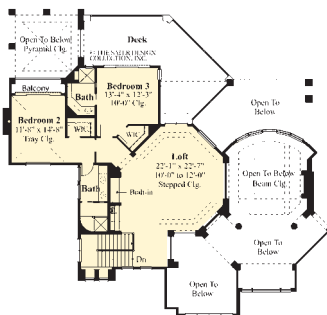
WIDTH: 98' - 0"

DEPTH: 119' - 9"

FOUNDATION: SLAB



FIRST FLOOR



SECOND FLOOR

*This riverfront manor* captures the essence of refined living with its majestic facade, rich in Mediterranean details, and stunning interior features that speak of exceptional living in each and every room. Designed to celebrate one-of-a-kind architecture and embrace the outdoors, this home indulges, inspires, and nurtures.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$5,162

CAD  
\$8,775

PDF  
\$5,162

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## PLAN # HWR0900033

STYLE: MEDITERRANEAN

FIRST FLOOR: 3,758 SQ. FT.

SECOND FLOOR: 1,193 SQ. FT.

TOTAL: 4,951 SQ. FT.

BEDROOMS: 4

BATHROOMS: 4½

WIDTH: 93' - 10"

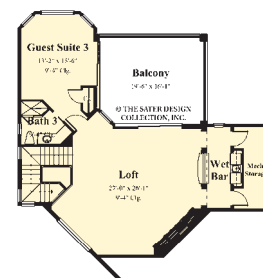
DEPTH: 113' - 8"

FOUNDATION: SLAB

*Granite countertops* and a Tuscan tile backsplash are luxurious appointments to an ultra-functional kitchen. The front-entry turret—with wrought iron-filled friezes and recessed glass doors—makes an impressive statement for this outdoor-focused manor; a series of verandas, an outdoor grill, and a hearth-warmed courtyard surround the home. A center tub and walk-in shower behind a marble wall make the master bath ultra luxurious.



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

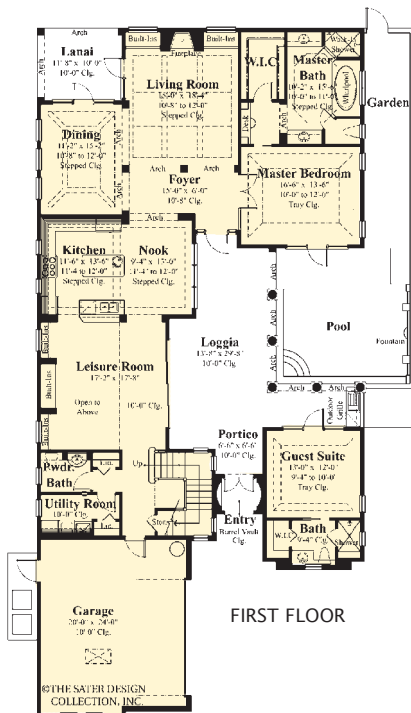
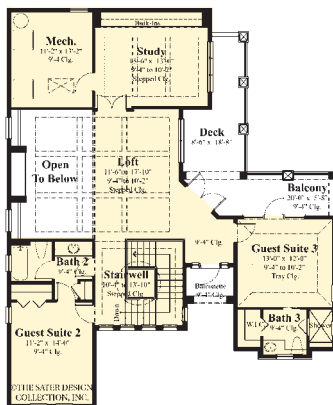
REPRO  
\$4,951

CAD  
\$8,417

PDF  
\$4,951

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**PLAN # HWR0900034**
**STYLE: MEDITERRANEAN**
**FIRST FLOOR: 2,359 SQ. FT.**
**SECOND FLOOR: 1,099 SQ. FT.**
**TOTAL: 3,458 SQ. FT.**
**BEDROOMS: 4**
**BATHROOMS: 4½**
**WIDTH: 52' - 2"**
**DEPTH: 94' - 0"**
**FOUNDATION: SLAB**

**FIRST FLOOR**

**SECOND FLOOR**

*This enchanting* courtyard home features private family and guest spaces filled with Mediterranean design details and open connections to a central loggia with fountain pool. The second-level includes a study, two bedroom suites, and multiple decks with courtyard views. The first-floor leisure room has a two-story boxed-beamed ceiling, a wall of built-ins, and disappearing glass doors that make it one with the loggia.

**5-SET  
N/A**
**8-SET  
N/A**
**REPRO  
\$2,075**
**CAD  
\$3,112**
**PDF  
\$2,075**

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**PLAN #** HWR0900044

STYLE: MEDITERRANEAN

FIRST FLOOR: 4,385 SQ. FT.

SECOND FLOOR: 1,431 SQ. FT.

TOTAL: 5,816 SQ. FT.

BEDROOMS: 5

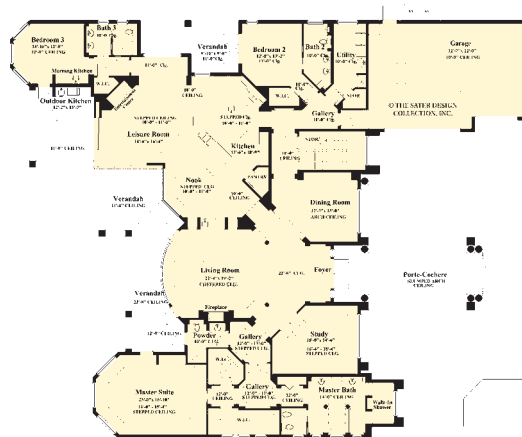
BATHROOMS: 6

WIDTH: 88' - 0"

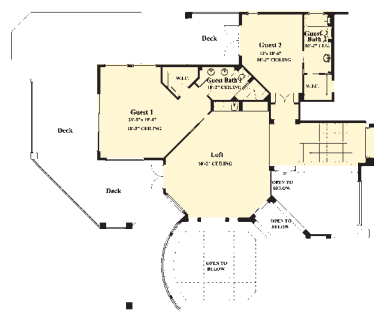
DEPTH: 110' - 1"

FOUNDATION: SLAB

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FIRST FLOOR



SECOND FLOOR

*Grand arches* lend Mediterranean flavor to this contemporary estate. An open interior of decorative columns and stone arches defines the formal living and dining rooms. Leisure space invites relaxation in front of a built-in entertainment center, while the outdoor kitchen encourages dining alfresco. A master suite stretches across the left wing, which includes a quiet study. Among the four additional bedroom suites, one boasts a morning kitchen and two have access to a private deck or veranda.

5-SET  
N/A

8-SET  
N/A

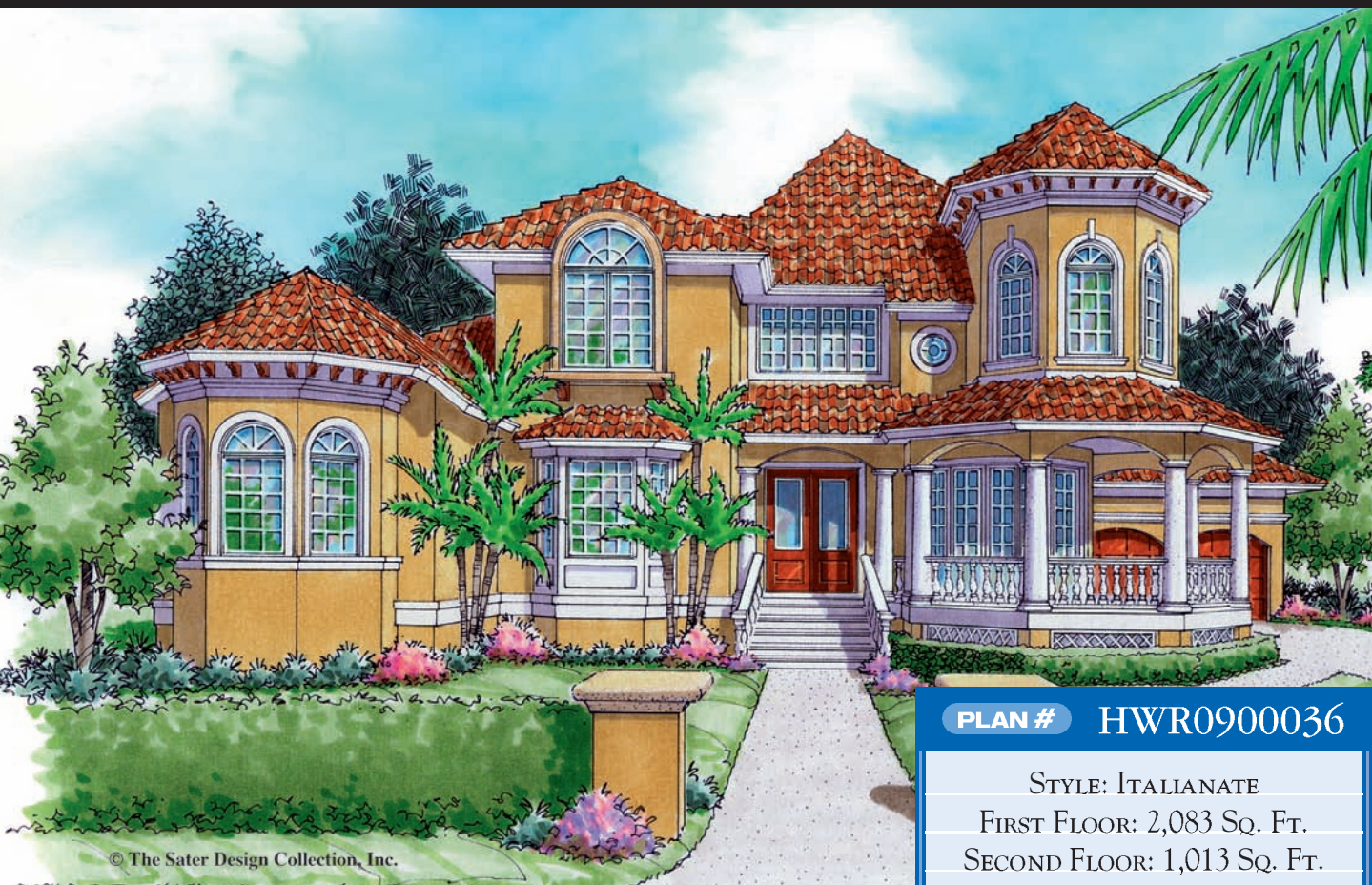
REPRO  
\$5,816

CAD  
\$9,887

PDF  
\$5,816

Our "right-reading reverse" option is a mirror reverse of the plan shown here with all plan text reading left to right.





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# PLAN # HWR0900036

STYLE: ITALIANATE

FIRST FLOOR: 2,083 SQ. FT.

SECOND FLOOR: 1,013 SQ. FT.

TOTAL: 3,096 SQ. FT.

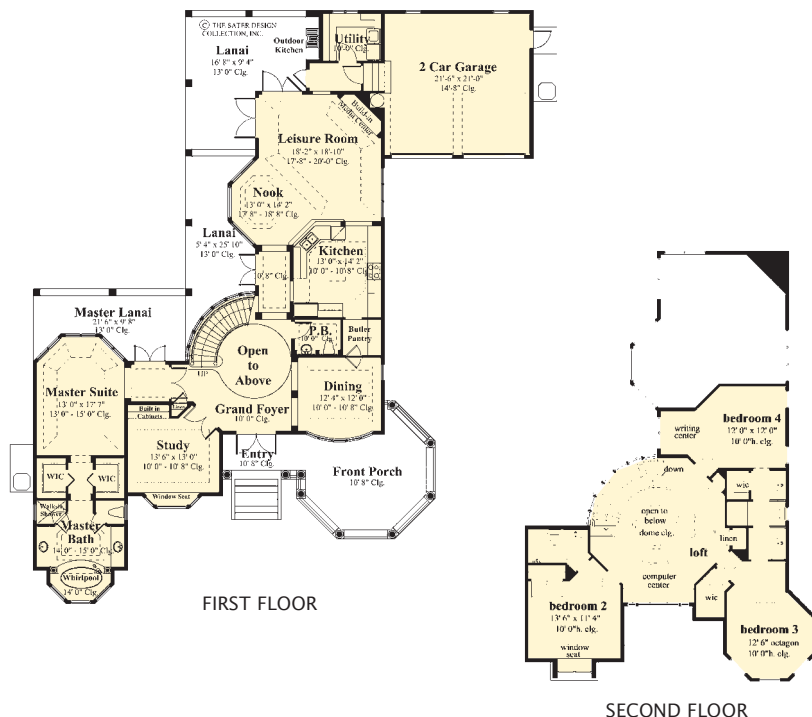
BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 74' - 0"

DEPTH: 88' - 0"

FOUNDATION: SLAB



*This country villa* design is accented by a gazebo-style front porch and an abundance of arched windows. Most of the rooms in this house are graced with tray, stepped, or vaulted ceilings that enhance the entire plan. The first-floor master suite boasts multiple amenities, including a private lanai, His and Hers walk-in closets, and a bayed whirlpool tub. Other highlights include a study with a window seat and built-in cabinetry, a bayed breakfast nook, a butler's pantry in the island kitchen, a utility room, and an outdoor kitchen on the lanai. Three secondary bedrooms reside upstairs, along with two full baths.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,858

CAD  
\$3,406

PDF  
\$1,858

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**PLAN #** HWR0900043

STYLE: ITALIANATE

FIRST FLOOR: 3,182 SQ. FT.

SECOND FLOOR: 969 SQ. FT.

TOTAL: 4,151 SQ. FT.

BONUS SPACE: 330 SQ. FT.

BEDROOMS: 5

BATHROOMS: 4½

WIDTH: 80' - 0"

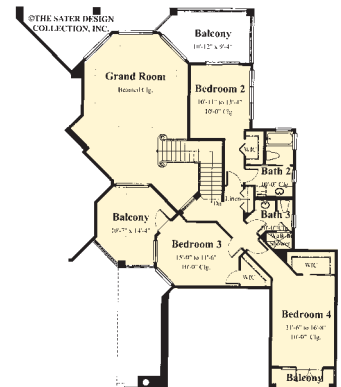
DEPTH: 96' - 0"

FOUNDATION: SLAB

*The location* of the guest suite at the front of the plan and the courtyard in the center speaks of Mediterranean influences. Featuring a full bath, walk-in closet, and easy pool access, the guest suite will appropriately pamper overnight visitors. At the right of the plan are the leisure room, nook, dining room, and great room. The master suite and bath offer private access to the rear loggia. Upstairs, three more bedrooms share two baths and have separate balconies.



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,321

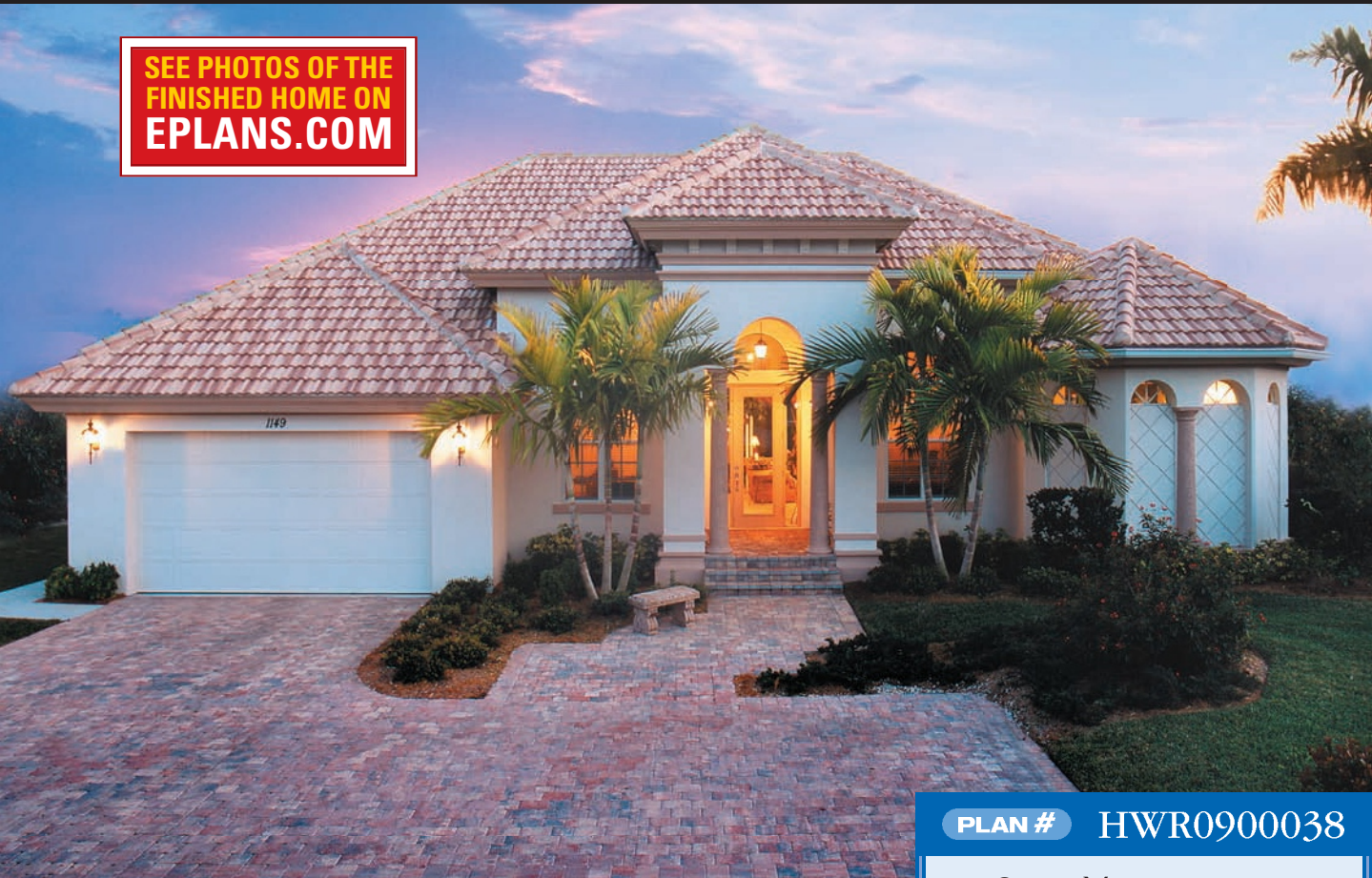
CAD  
\$5,811

PDF  
\$3,321

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PLAN # HWR0900038

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 2,331

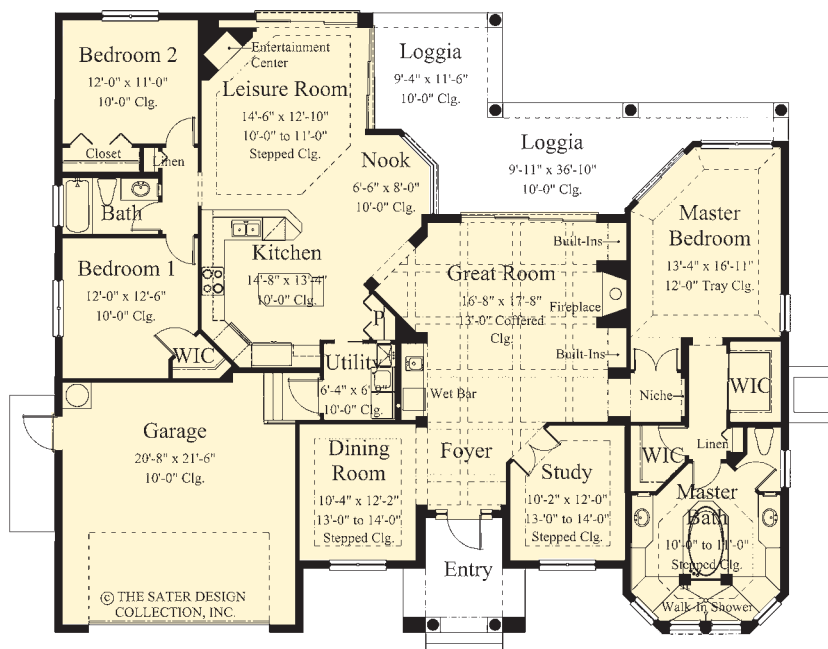
BEDROOMS: 3

BATHROOMS: 2

WIDTH: 64' - 10"

DEPTH: 55' - 2"

FOUNDATION: SLAB



*This home's* grand facade gives way to an interior that is spacious, casual, and ideal for entertaining. A graceful arch creates an inviting transition into the dining room and a delightful tile-front fireplace is the centerpiece of the airy great room. The master suite is secluded from the remaining two bedrooms and features direct access to the loggia, two walk-in closets, and a turret master bath filled with amenities.

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,399

CAD  
\$2,098

PDF  
\$1,399

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## PLAN # HWR0900039

STYLE: FRENCH COUNTRY

SQUARE FOOTAGE: 2,487

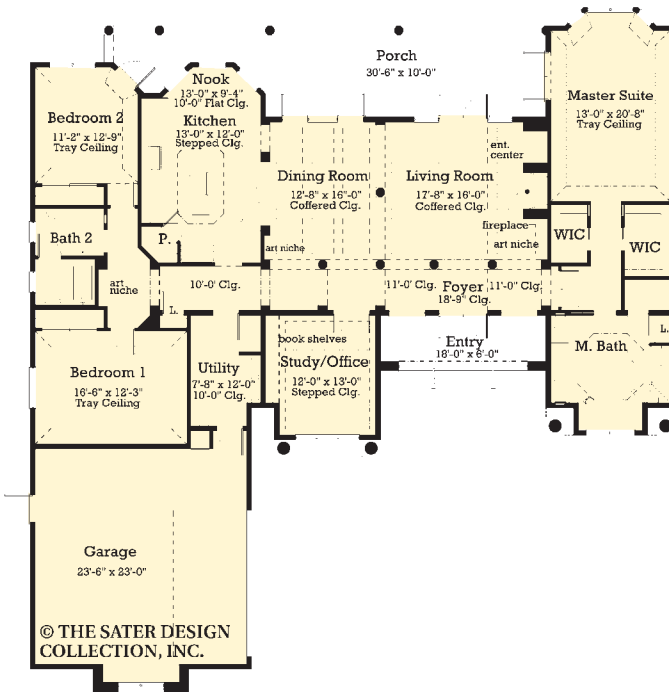
BEDROOMS: 3

BATHROOMS: 2

WIDTH: 70' - 0"

DEPTH: 72' - 0"

FOUNDATION: SLAB



5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,492

CAD  
\$2,736

PDF  
\$1,492



## PLAN # HWR0900040

STYLE: ITALIANATE

SQUARE FOOTAGE: 2,137

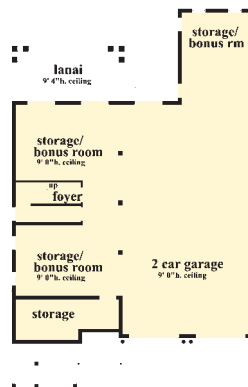
BEDROOMS: 3

BATHROOMS: 2

WIDTH: 44' - 0"

DEPTH: 61' - 0"

FOUNDATION: ISLAND BASEMENT



LOWER LEVEL



MAIN LEVEL



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

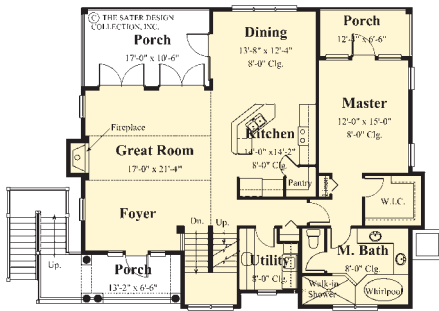
REPRO  
\$1,282

CAD  
N/A

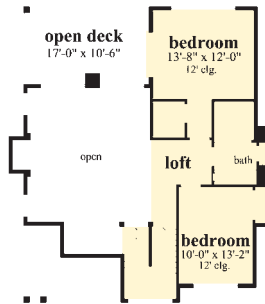
PDF  
\$1,282

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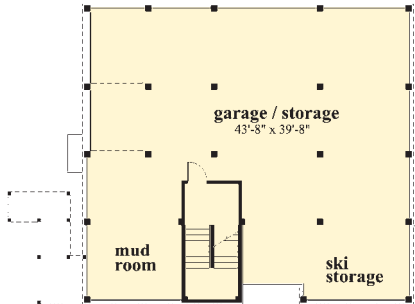




MAIN LEVEL



SECOND LEVEL



LOWER LEVEL



## PLAN # HWR0900041

STYLE: NEW AMERICAN  
 MAIN LEVEL: 1,342 SQ. FT.  
 SECOND LEVEL: 511 SQ. FT.  
 TOTAL: 1,853 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 44' - 0"  
 DEPTH: 40' - 0"  
 FOUNDATION: UNFINISHED  
 BASEMENT

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,112

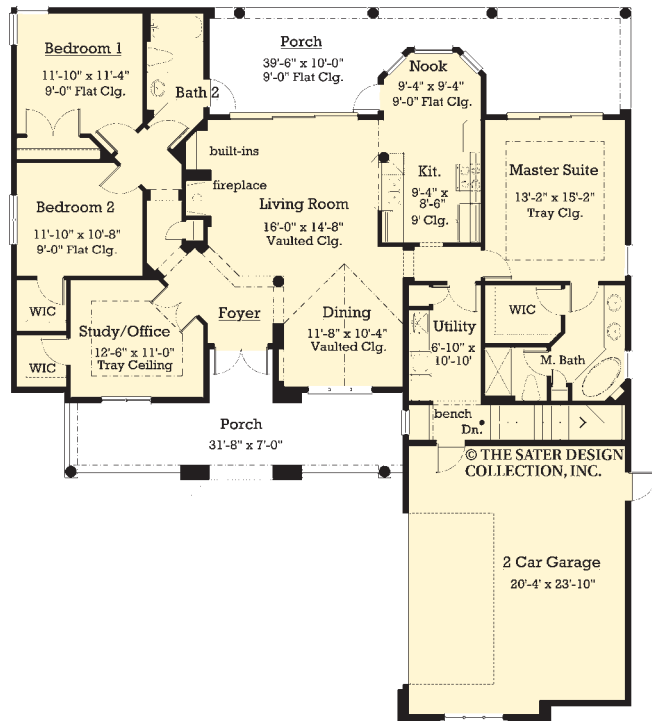
CAD  
\$2,038

PDF  
\$1,112



## PLAN # HWR0900042

STYLE: FARMHOUSE  
 SQUARE FOOTAGE: 1,822  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 58' - 0"  
 DEPTH: 67' - 2"  
 FOUNDATION: UNFINISHED  
 BASEMENT



5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,093

CAD  
\$2,004

PDF  
\$1,093

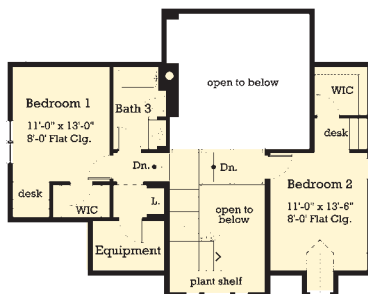
Bonus rooms generally are not calculated in the total square footage of a home.



PHOTO BY JERRY WILLIS  
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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



FIRST FLOOR



SECOND FLOOR

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**PLAN # HWR0900037**

STYLE: FARMHOUSE

FIRST FLOOR: 1,710 SQ. FT.

SECOND FLOOR: 618 SQ. FT.

TOTAL: 2,328 SQ. FT.

BEDROOMS: 3

BATHROOMS: 3

WIDTH: 47' - 0"

DEPTH: 50' - 0"

FOUNDATION: CRAWLSPACE

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,397

CAD  
N/A

PDF  
\$1,397

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**PLAN # HWR0900035**

STYLE: ITALIANATE

FIRST FLOOR: 2,219 SQ. FT.

SECOND FLOOR: 1,085 SQ. FT.

TOTAL: 3,304 SQ. FT.

BONUS SPACE: 401 SQ. FT.

BEDROOMS: 4

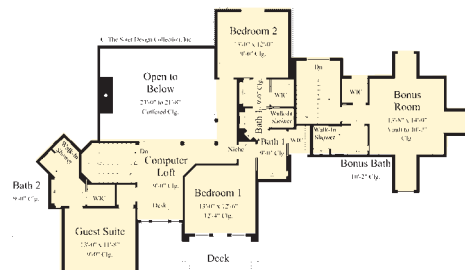
BATHROOMS: 3½

WIDTH: 91' - 0"

DEPTH: 52' - 8"

FOUNDATION: SLAB

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FINISHED HOME ON  
**EPLANS.COM**



SECOND FLOOR



FIRST FLOOR

5-SET  
N/A

8-SET  
N/A

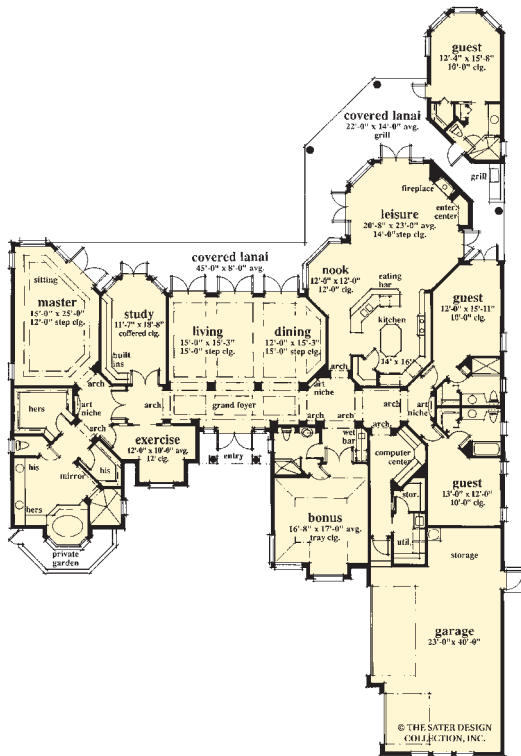
REPRO  
\$1,982

CAD  
\$2,974

PDF  
\$1,982

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## PLAN # HWR0900045

STYLE: ITALIANATE  
 SQUARE FOOTAGE: 4,627  
 BEDROOMS: 4  
 BATHROOMS: 5  
 WIDTH: 88' - 0"  
 DEPTH: 133' - 0"  
 FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,701

CAD  
\$6,476

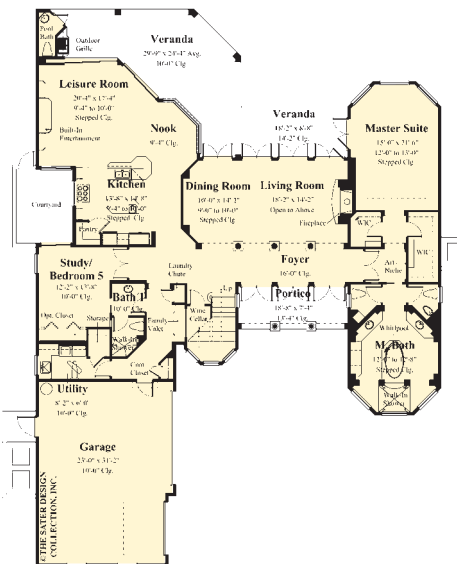
PDF  
\$3,701



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## PLAN # HWR0900046

STYLE: MEDITERRANEAN  
 FIRST FLOOR: 2,913 SQ. FT.  
 SECOND FLOOR: 1,478 SQ. FT.  
 TOTAL: 4,391 SQ. FT.  
 BEDROOMS: 6  
 BATHROOMS: 4½  
 WIDTH: 69' - 4"  
 DEPTH: 95' - 4"  
 FOUNDATION: SLAB



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,513

CAD  
\$6,147

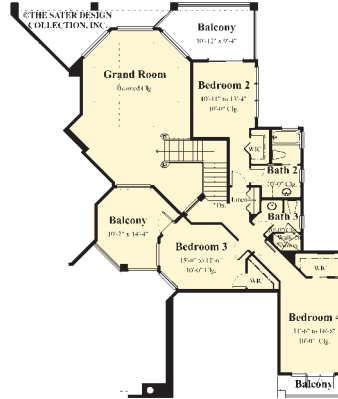
PDF  
\$3,513

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FIRST FLOOR



SECOND FLOOR



## PLAN # HWR0900047

STYLE: EUROPEAN

FIRST FLOOR: 3,189 SQ. FT.

SECOND FLOOR: 969 SQ. FT.

TOTAL: 4,158 SQ. FT.

BONUS SPACE: 337 SQ. FT.

BEDROOMS: 4

BATHROOMS: 4½

WIDTH: 80' - 0"

DEPTH: 96' - 0"

FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,326

CAD  
\$5,821

PDF  
\$3,326

PHOTOS BY CJ WALKER AND BRYNN BRULIN  
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## PLAN # HWR0900048

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 4,049

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 88' - 0"

DEPTH: 98' - 8"

FOUNDATION: SLAB



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5-SET  
N/A

8-SET  
N/A

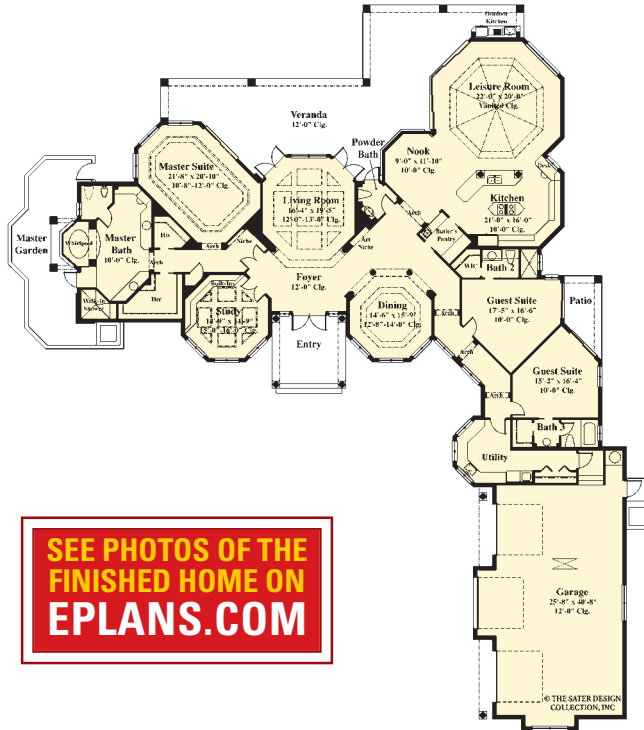
REPRO  
\$3,239

CAD  
\$5,669

PDF  
\$3,239

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**PLAN #** HWR0900049

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 3,891

BEDROOMS: 3

BATHROOMS: 3½

WIDTH: 129' - 0"

DEPTH: 102' - 0"

FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$2,213

CAD  
\$3,319

PDF  
\$2,213



**PLAN #** HWR0900050

STYLE: FARMHOUSE

FIRST FLOOR: 2,138 SQ. FT.

SECOND FLOOR: 944 SQ. FT.

TOTAL: 3,082 SQ. FT.

BONUS SPACE: 365 SQ. FT.

BEDROOMS: 3

BATHROOMS: 3½

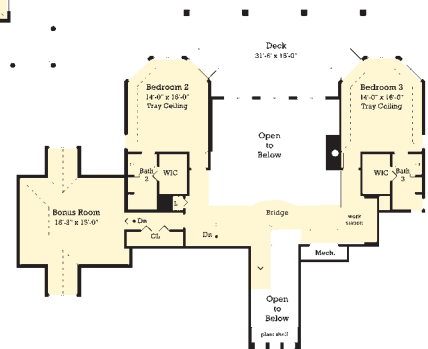
WIDTH: 77' - 8"

DEPTH: 64' - 0"

FOUNDATION: CRAWLSPACE



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$2,117

CAD  
N/A

PDF  
\$2,117

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## PLAN # HWR0900051

STYLE: ITALIANATE

SQUARE FOOTAGE: 3,497

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 68' - 8"

DEPTH: 91' - 8"

FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$2,098

CAD  
\$3,147

PDF  
\$2,098

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## PLAN # HWR0900052

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 3,398

BEDROOMS: 3

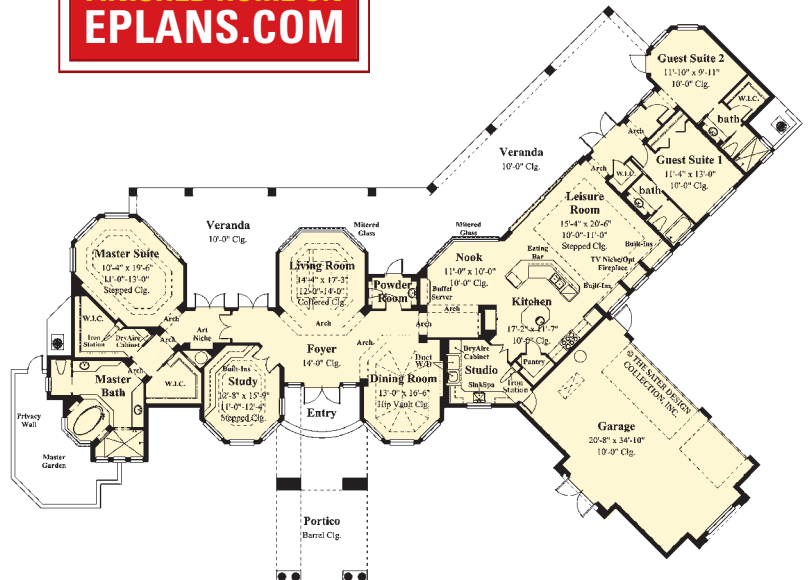
BATHROOMS: 3½

WIDTH: 121' - 5"

DEPTH: 96' - 2"

FOUNDATION: SLAB

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5-SET  
N/A

8-SET  
N/A

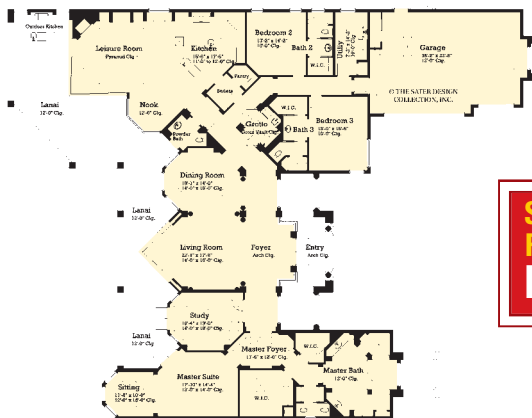
REPRO  
\$2,039

CAD  
\$3,058

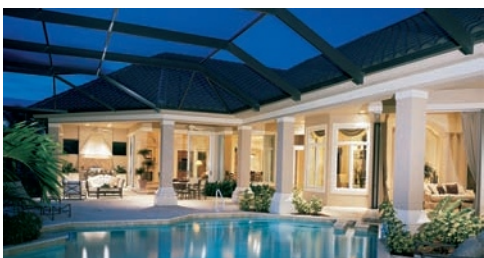
PDF  
\$2,039

Garages and porches are never calculated in the total square footage of a home.





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REAR EXTERIOR



**PLAN #** HWR0900053

STYLE: MEDITERRANEAN

SQUARE FOOTAGE: 4,255

BEDROOMS: 3

BATHROOMS: 3½

WIDTH: 91' - 6"

DEPTH: 116' - 11"

FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$3,404

CAD  
\$5,957

PDF  
\$3,404



**PLAN #** HWR0900054

STYLE: MEDITERRANEAN

FIRST FLOOR: 5,887 SQ. FT.

SECOND FLOOR: 570 SQ. FT.

TOTAL: 6,457 SQ. FT.

BEDROOMS: 3

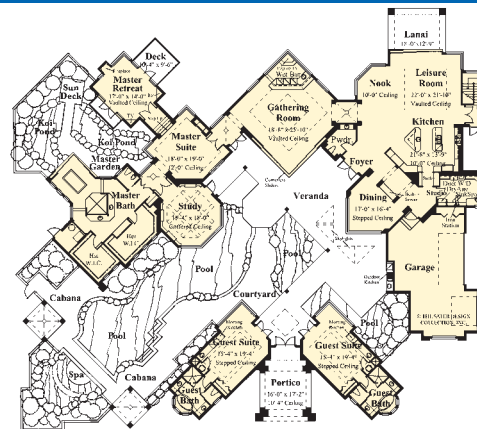
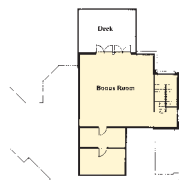
BATHROOMS: 3½

WIDTH: 137' - 4"

DEPTH: 103' - 0"

FOUNDATION: SLAB

SEE PHOTOS OF THE  
FINISHED HOME ON  
**EPLANS.COM**



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$6,457

CAD  
\$10,977

PDF  
\$6,457

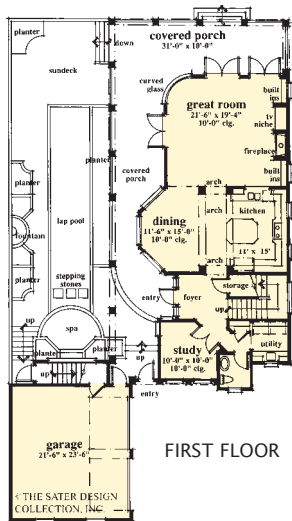
Many of our plans have been enhanced over the years based on buyer and builder feedback.

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

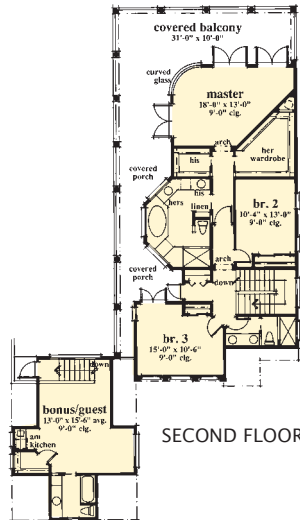
PHOTO BY OSCAR THOMPSON  
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FINISHED HOME ON  
**EPLANS.COM**



**PLAN # HWR0900055**

STYLE: ITALIANATE

FIRST FLOOR: 1,293 SQ. FT.

SECOND FLOOR: 1,580 SQ. FT.

TOTAL: 2,873 SQ. FT.

BONUS SPACE: 426 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 50' - 0"

DEPTH: 90' - 0"

FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,724

CAD  
\$2,586

PDF  
\$1,724



**PLAN # HWR0900056**

STYLE: MEDITERRANEAN

FIRST FLOOR: 1,007 SQ. FT.

SECOND FLOOR: 869 SQ. FT.

TOTAL: 1,876 SQ. FT.

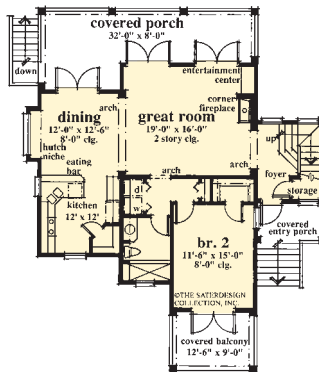
BEDROOMS: 3

BATHROOMS: 3

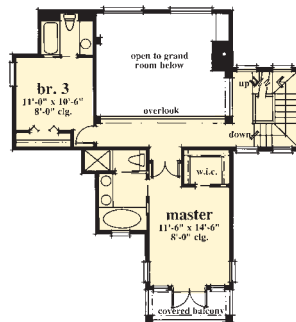
WIDTH: 43' - 8"

DEPTH: 53' - 6"

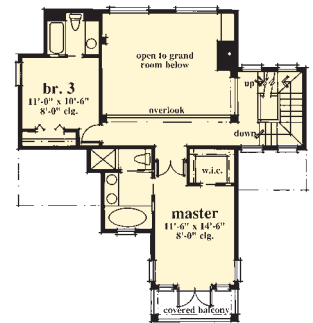
FOUNDATION: UNFINISHED  
BASEMENT



FIRST FLOOR



ALTERNATE LAYOUT



SECOND FLOOR



REAR EXTERIOR

5-SET  
N/A

8-SET  
N/A

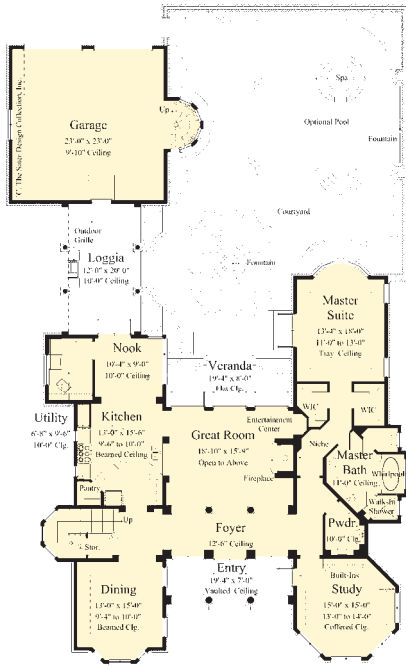
REPRO  
\$1,126

CAD  
N/A

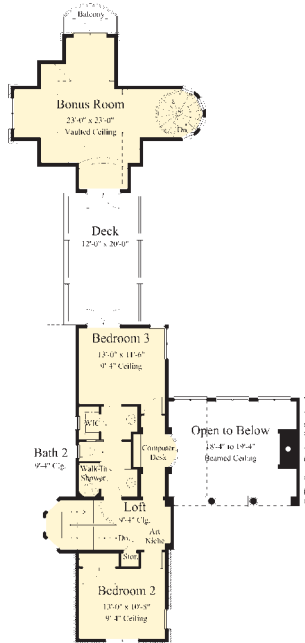
PDF  
\$1,126

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for over 50 years.





FIRST FLOOR



SECOND FLOOR



**PLAN # HWR0900057**

STYLE: ITALIANATE

FIRST FLOOR: 2,084 SQ. FT.

SECOND FLOOR: 648 SQ. FT.

TOTAL: 2,732 SQ. FT.

BONUS SPACE: 365 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 60' - 6"

DEPTH: 94' - 0"

FOUNDATION: SLAB

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,642

CAD  
\$3,005

PDF  
\$1,642



**PLAN # HWR0900058**

STYLE: COTTAGE

GROUND LEVEL: 1,342 SQ. FT.

FIRST FLOOR: 511 SQ. FT.

SECOND FLOOR: 33 SQ. FT.

TOTAL: 1,886 SQ. FT.

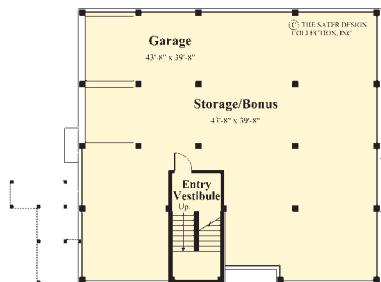
BEDROOMS: 3

BATHROOMS: 2½

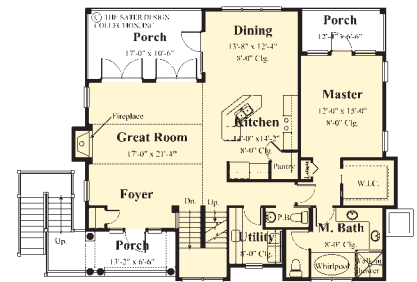
WIDTH: 44' - 0"

DEPTH: 40' - 0"

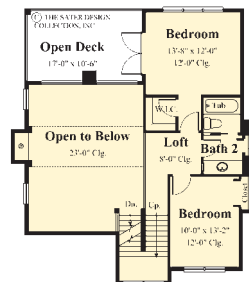
FOUNDATION: ISLAND BASEMENT



GROUND LEVEL



FIRST FLOOR



SECOND FLOOR

5-SET  
N/A

8-SET  
N/A

REPRO  
\$1,132

CAD  
N/A

PDF  
\$1,132

When accuracy matters, a materials list will help you and your builder more accurately estimate your cost-to-build.

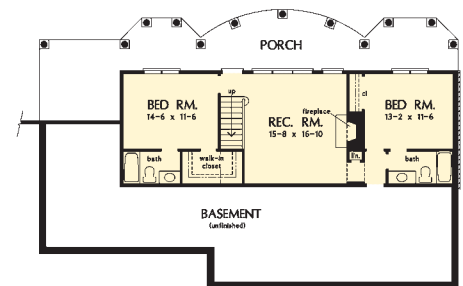
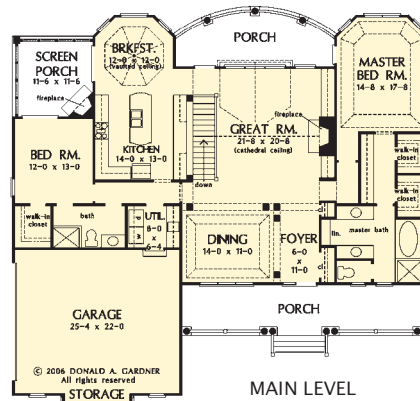


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**PLAN # HWR0900059**

STYLE: COLONIAL  
MAIN LEVEL: 2,056 SQ. FT.  
LOWER LEVEL: 921 SQ. FT.  
TOTAL: 2,977 SQ. FT.  
BEDROOMS: 4  
BATHROOMS: 4  
WIDTH: 64' - 0"  
DEPTH: 59' - 8"



*This Colonial home* welcomes guests through a striking front porch into the impressive foyer. The exquisite breakfast room features a vaulted ceiling and bay window. Overlooking a rear porch, the room also accesses a rear screened-in porch with fireplace. On the opposite side of the home, the elegant master suite features two walk-in closets and dual vanities. The lower level includes a sprawling porch, two bedrooms, each with their own bath, and a rec room with fireplace.

5-SET  
\$845

8-SET  
\$900

REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900060

STYLE: TRADITIONAL

FIRST FLOOR: 2,192 SQ. FT.

SECOND FLOOR: 946 SQ. FT.

TOTAL: 3,138 SQ. FT.

BONUS SPACE: 496 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 71' - 5"

DEPTH: 61' - 8"



*An open layout* is created by an open foyer, dining and great room. The truly remarkable master suite accesses the rear porch through French doors. A large dressing area grants luxury within the closet space, and the large master bath with center garden tub, is a true retreat. The screened-in porch's outdoor grill promotes alfresco meals. Enjoy a spacious kitchen and adjacent breakfast room. Upstairs are three bedrooms that share two baths and are in close proximity to the huge bonus room.

5-SET  
\$925

8-SET  
\$980

REPRO  
\$1,360

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900061**

STYLE: TRADITIONAL

FIRST FLOOR: 1,254 SQ. FT.

SECOND FLOOR: 1,308 SQ. FT.

TOTAL: 2,562 SQ. FT.

BONUS SPACE: 506 SQ. FT.

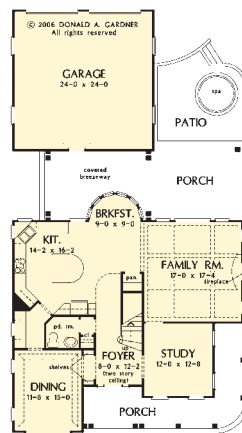
BEDROOMS: 3

BATHROOMS: 2½

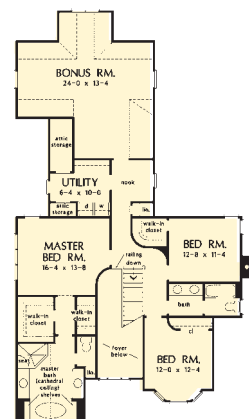
WIDTH: 42' - 2"

DEPTH: 74' - 8"

*This Traditional* home has a unique layout. A friendly front porch wraps around one side of the home and provides a welcome entry to guests. A two-story ceiling in the foyer lends immediate drama as you enter the front door. Inside, the family room, kitchen and breakfast nook are all open to one another. The kitchen's center island, breakfast room's bay window and coffered ceiling in the family room are all examples of custom details in the home. Upstairs are three bedrooms, in addition to an enormous bonus room.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$900

REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900062

STYLE: EUROPEAN

FIRST FLOOR: 3,187 SQ. FT.

SECOND FLOOR: 1,091 SQ. FT.

TOTAL: 4,278 SQ. FT.

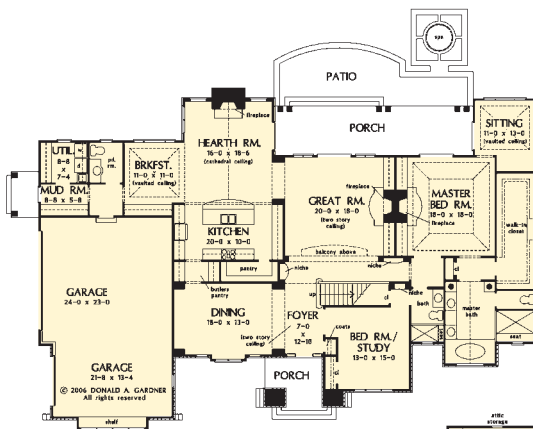
BONUS SPACE: 702 SQ. FT.

BEDROOMS: 4

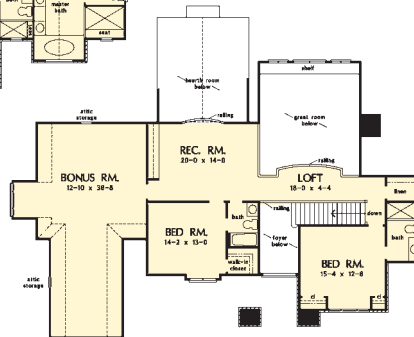
BATHROOMS: 4½

WIDTH: 96' - 0"

DEPTH: 62' - 4"



FIRST FLOOR



SECOND FLOOR

*This European* home offers comfort and sophistication. The grand vaulted foyer leads to both the study and dining rooms. The dining room flows into the kitchen, offering ample space and amenities such as the large hearth room and breakfast nook. Beyond the kitchen is the great room with access to the back porch. To the right of the home is the master suite with a private sitting area. Upstairs, there is a recreation room and two additional bedrooms, each with their own full bath.

5-SET  
\$1,115

8-SET  
\$1,170

REPRO  
\$1,555

CAD  
N/A

PDF  
N/A

From finding a builder to staying on budget, helpful instructional videos are available for free at [ePlans.com](http://ePlans.com).



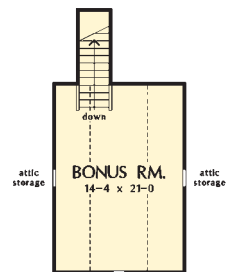
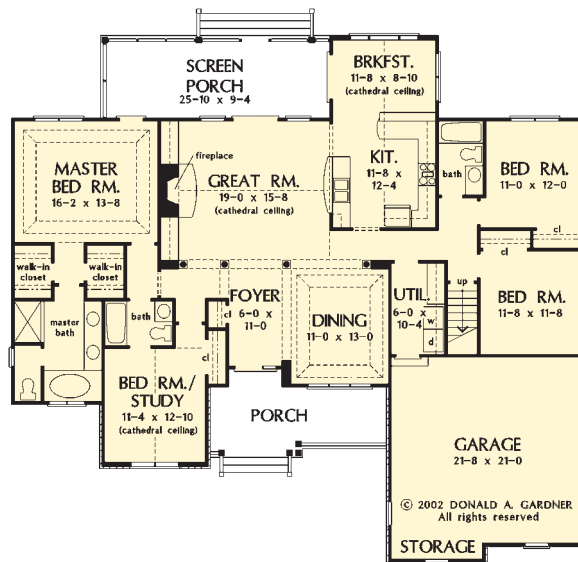
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## PLAN # HWR0900063

STYLE: COTTAGE  
SQUARE FOOTAGE: 2,097  
BONUS SPACE: 352 SQ. FT.  
BEDROOMS: 4  
BATHROOMS: 3  
WIDTH: 64' - 10"  
DEPTH: 59' - 6"

*Graceful arches* contrast with high gables for a stunning exterior on this cottage. Windows with decorative transoms and several French doors provide the open floor plan with natural light. Tray ceilings and cathedral ceilings in the various rooms create architectural interest and visual space. A screened porch allows for comfortable outdoor entertaining; a bonus room, near two additional bedrooms, offers flexibility. Positioned for privacy, the master suite features access to the screened porch and luxurious amenities.



5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

Typical home construction requires 8 to 12 copies of a home plan.





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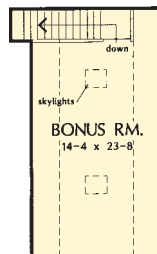
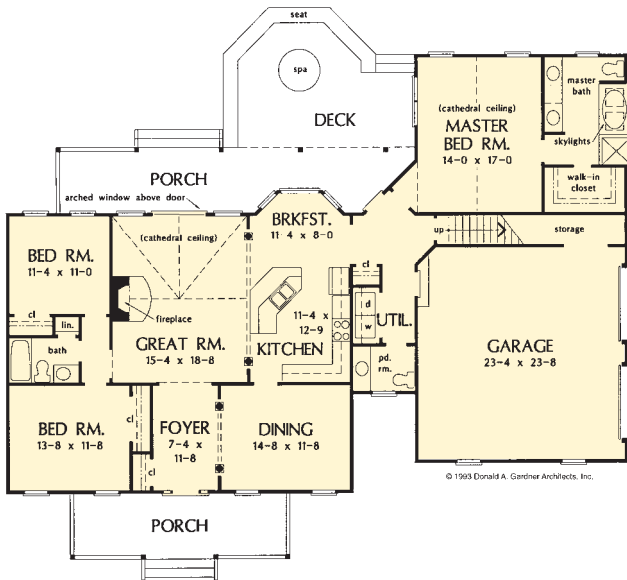
## PLAN # HWR0900064

STYLE: COUNTRY

SQUARE FOOTAGE: 1,864  
BONUS SPACE: 420 SQ. FT.

BEDROOMS: 3  
BATHROOMS: 2½  
WIDTH: 71' - 0"  
DEPTH: 56' - 4"

*Quaint and cozy* on the outside with porches front and back, this three-bedroom country home surprises with an open floor plan featuring a large great room with a cathedral ceiling. The privately located master suite has a cathedral ceiling and access to the deck. Two secondary bedrooms share a full hall bath. A bonus room makes expanding easy.



5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

Wish you had more closet space? Call us to modify this plan.

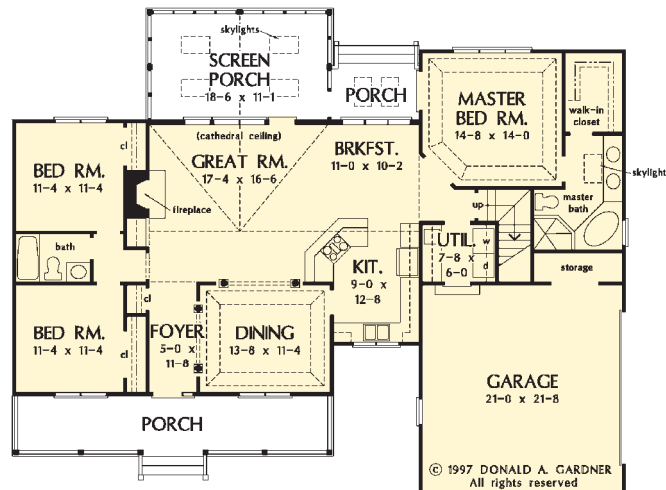
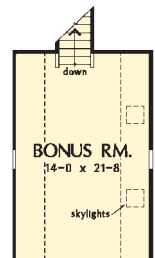




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**PLAN # HWR0900065**
**STYLE: COUNTRY**
**SQUARE FOOTAGE: 1,652**
**BONUS SPACE: 367 SQ. FT.**
**BEDROOMS: 3**
**BATHROOMS: 2**
**WIDTH: 64' - 4"**
**DEPTH: 51' - 0"**

*A classic* country exterior enriches the appearance of this economical home, and its front porch and two skylit back porches encourage weekend relaxation. The great room features a cathedral ceiling and a fireplace with adjacent built-ins. The master suite enjoys a double-door entry, back-porch access, and a tray ceiling. The master bath has a garden tub set in the corner, a separate shower, twin vanities, and a skylight. Loads of storage, an open floor plan, and walls of windows make this three-bedroom plan very livable.


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5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

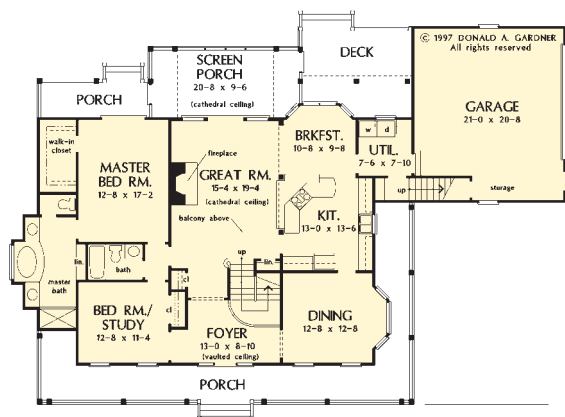
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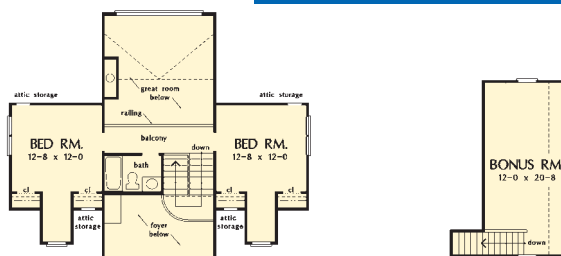


PLAN # HWR0900066

A lovely arch-top window and a wraparound porch set off this country exterior. Inside, the formal dining room opens off the foyer, which leads to a spacious great room. This living area has a fireplace and access to a screened porch with a cathedral ceiling. Bay windows allow natural light into the breakfast area and formal dining room. The master suite has a spacious bath.



FIRST FLOOR



SECOND FLOOR

STYLE: FARMHOUSE

FIRST FLOOR: 1,743 SQ. FT.

SECOND FLOOR: 555 SQ. FT.

TOTAL: 2,298 SQ. FT.

BONUS SPACE: 350 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 77' - 11"

DEPTH: 53' - 2"

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900067**

STYLE: FARMHOUSE

FIRST FLOOR: 2,316 SQ. FT.

SECOND FLOOR: 721 SQ. FT.

TOTAL: 3,037 SQ. FT.

BONUS SPACE: 545 SQ. FT.

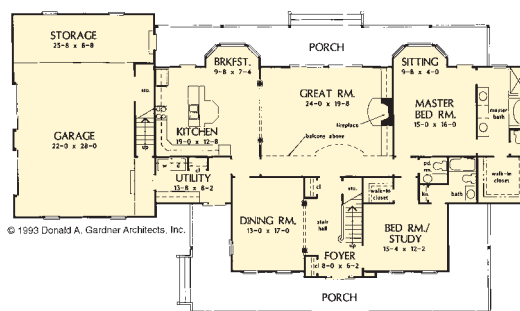
BEDROOMS: 4

BATHROOMS: 3½

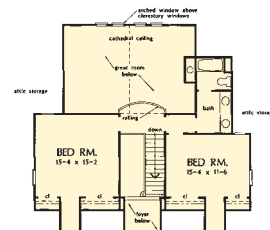
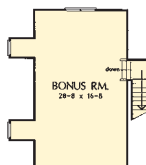
WIDTH: 95' - 4"

DEPTH: 54' - 10"

*The entrance* to this farmhouse features a Palladian clerestory window that lets an abundance of natural light into the foyer. The great room furthers this feeling of airiness with a balcony above and two sets of sliding glass doors leading to the back porch. For privacy, the master suite occupies the right side of the first floor.



FIRST FLOOR



SECOND FLOOR



REAR EXTERIOR

5-SET  
\$925

8-SET  
\$980

REPRO  
\$1,360

CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900068

STYLE: FARMHOUSE

FIRST FLOOR: 2,086 SQ. FT.

SECOND FLOOR: 1,077 SQ. FT.

TOTAL: 3,163 SQ. FT.

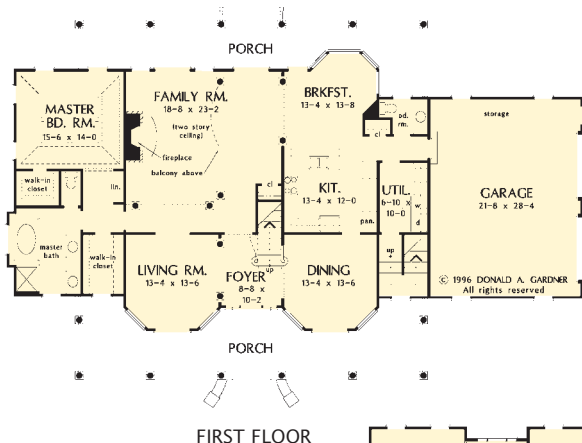
BONUS SPACE: 403 SQ. FT.

BEDROOMS: 4

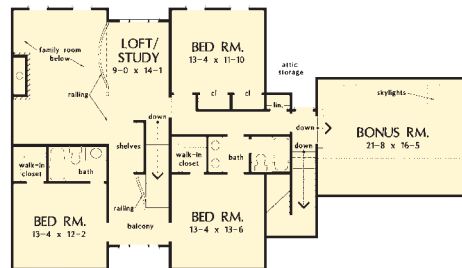
BATHROOMS: 3½

WIDTH: 81' - 10"

DEPTH: 51' - 8"



FIRST FLOOR



SECOND FLOOR

*This beautiful* farmhouse, with its prominent twin gables and bays, has just the right amount of country style. The master suite is quietly tucked away downstairs with no rooms directly above. The family cook will love the spacious U-shaped kitchen and adjoining bayed breakfast nook. A bonus room awaits expansion on the second floor, where three large bedrooms share two full baths.

5-SET  
\$925

8-SET  
\$980

REPRO  
\$1,360

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900069**

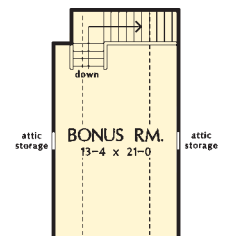
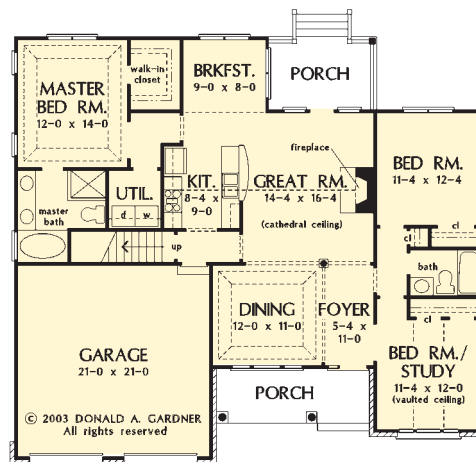
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STYLE: COTTAGE  
SQUARE FOOTAGE: 1,486  
BONUS SPACE: 341 SQ. FT.  
BEDROOMS: 3  
BATHROOMS: 2  
WIDTH: 52' - 3"  
DEPTH: 46' - 10"

*Brick and siding* combine to create curb appeal in a low-maintenance facade. A sidelight and transom highlight the front door and allow natural light into the home. With tray ceilings in the dining room and master bedroom, along with a vaulted ceiling in the study/bedroom, this home showcases custom-styled elements. The family-efficient floor plan defines rooms without enclosing space. Note the savings on plumbing made possible by having the kitchen, utility room, and master bath adjacent to each other.



REAR EXTERIOR



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5-SET  
\$695

8-SET  
\$755

REPRO  
\$1,055

CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900070

STYLE: FRENCH COUNTRY

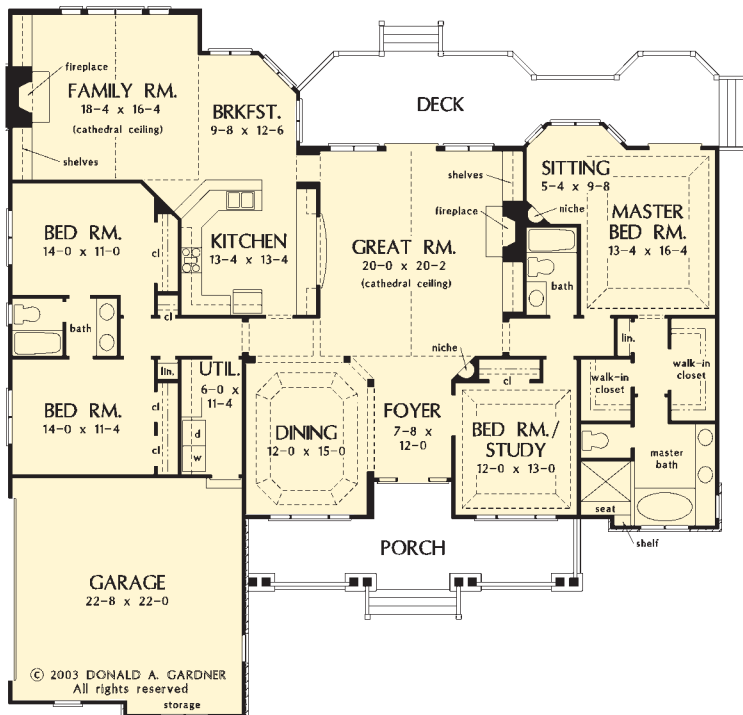
SQUARE FOOTAGE: 2,818

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 70' - 0"

DEPTH: 69' - 10"



*Promoting easy living*, this home has plenty of Craftsman character with a low-maintenance exterior. Doubled columns and stone accents create architectural interest. Inside, columns and a tray ceiling distinguish the dining room, and beautiful double doors open into the study/bedroom. Art niches, fireplaces, and built-in cabinetry add beauty and convenience. The kitchen has a handy pass-through to the great room. The spacious deck accommodates outdoor living. The master suite has a bayed sitting area and French doors that lead to the deck.

5-SET  
\$845

8-SET  
\$900

REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

You've got questions, we've got answers. Call us. Our experienced consultants are available most anytime.





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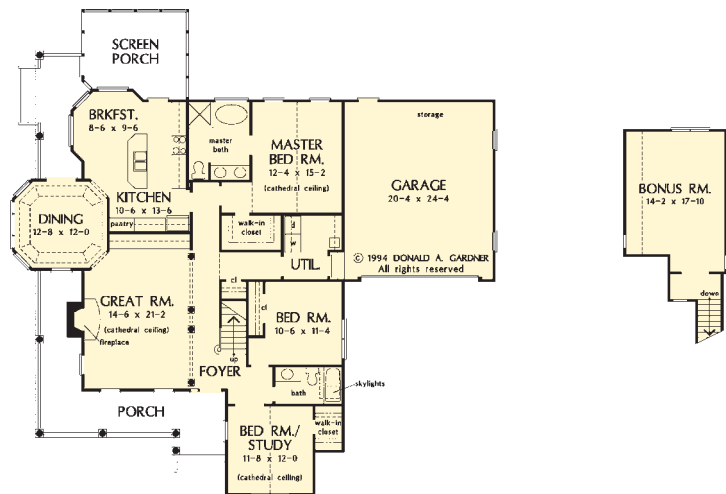
## PLAN # HWR0900071

STYLE: COUNTRY  
 SQUARE FOOTAGE: 1,787  
 BONUS SPACE: 326 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 66' - 2"  
 DEPTH: 66' - 8"



REAR EXTERIOR

*Cathedral ceilings* bring a feeling of spaciousness to this home. The great room features a fireplace, cathedral ceilings, and built-in bookshelves. The kitchen is designed for efficient use, with a food preparation island and pantry. The master suite provides a welcome retreat with a cathedral ceiling, a walk-in closet, and a luxurious bath. Two additional bedrooms—one with a walk-in closet—share a skylit bath. A second-floor bonus room is perfect for a study or a play area.



5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

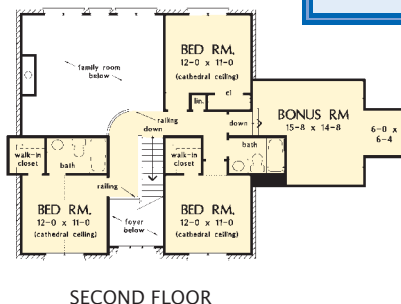
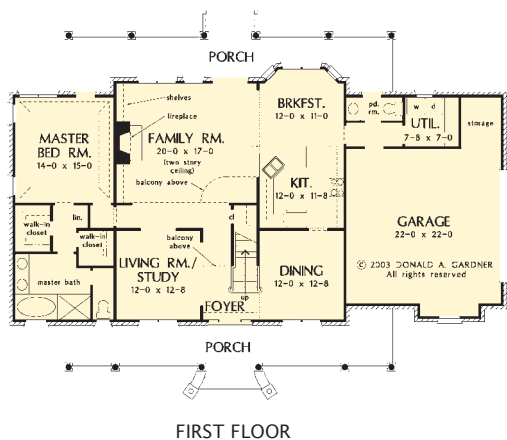
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*Wrapping a traditional brick* exterior with two country porches creates a modern exterior that's big on Southern charm. Both the foyer and family room have two-story ceilings. The family room includes a fireplace, built-in shelves, and access to the rear porch. A bay window expands the breakfast nook, located adjacent to the U-shaped kitchen. The master suite is complete with linen shelves, two walk-in closets, and a lavish master bath. The second level holds three more bedrooms, two bathrooms, and bonus space.



## PLAN # HWR0900072

STYLE: FARMHOUSE

FIRST FLOOR: 1,809 SQ. FT.

SECOND FLOOR: 777 SQ. FT.

TOTAL: 2,586 SQ. FT.

BONUS SPACE: 264 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 70' - 7"

DEPTH: 48' - 4"

5-SET  
\$845

8-SET  
\$900

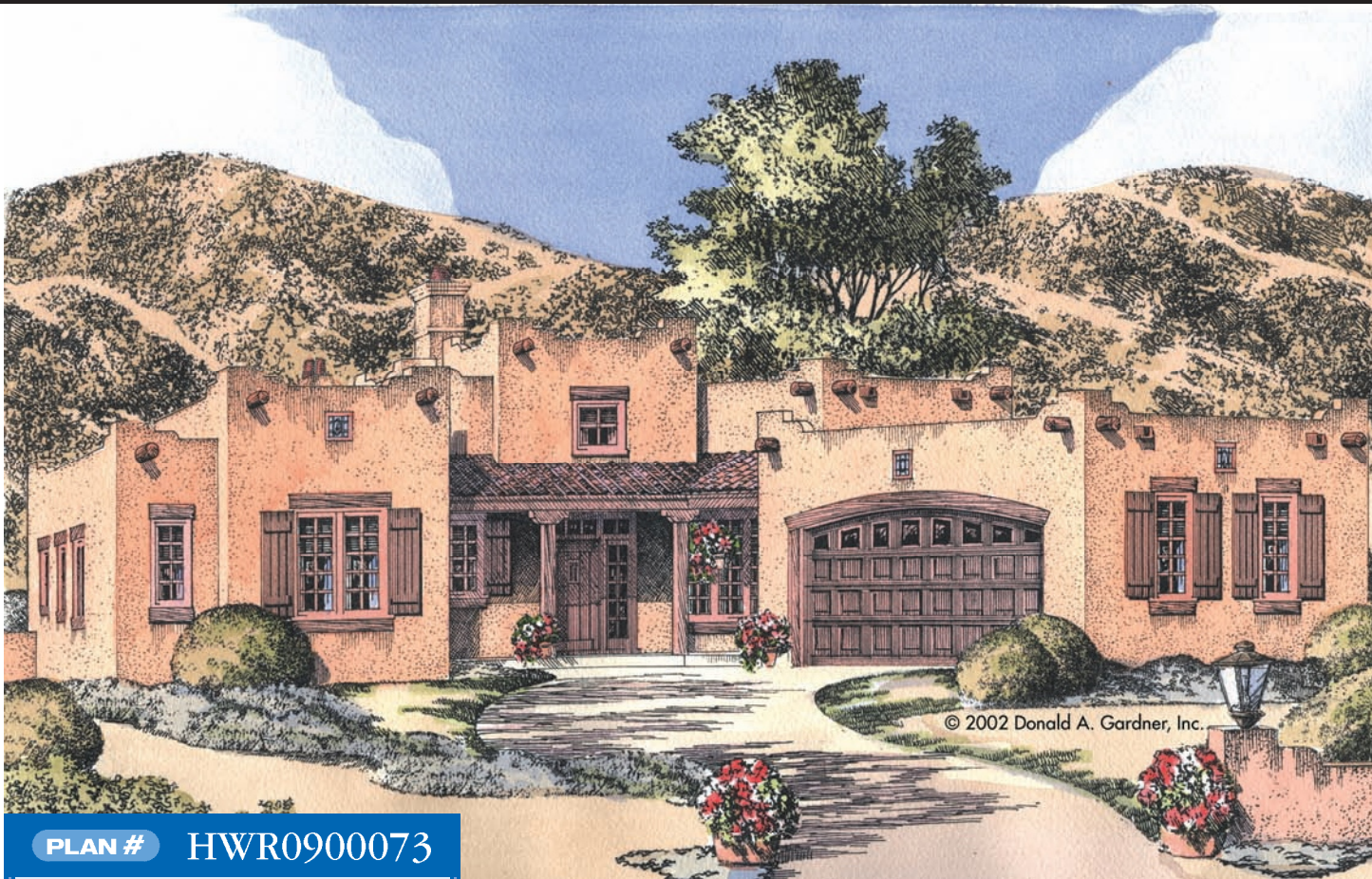
REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

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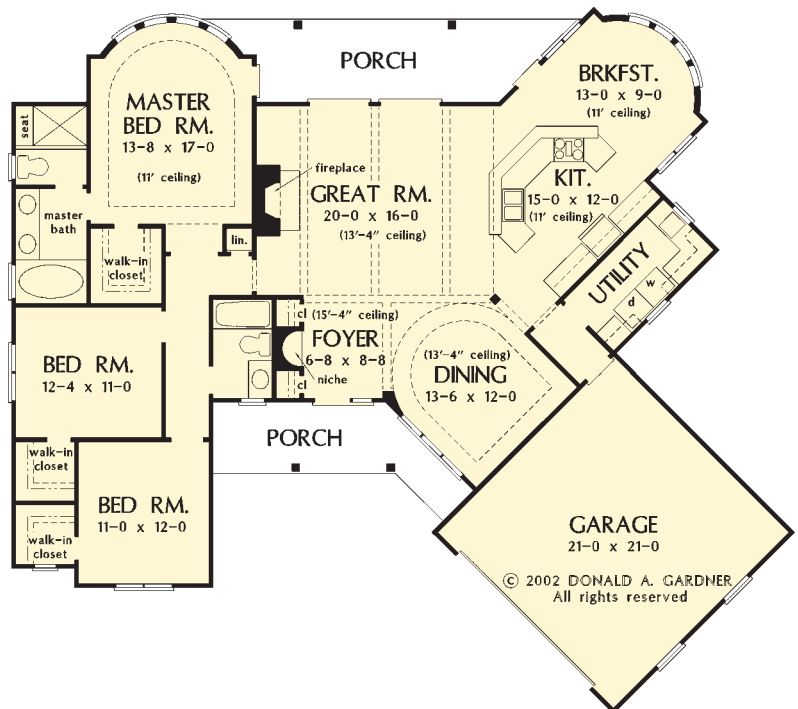


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**PLAN # HWR0900073**

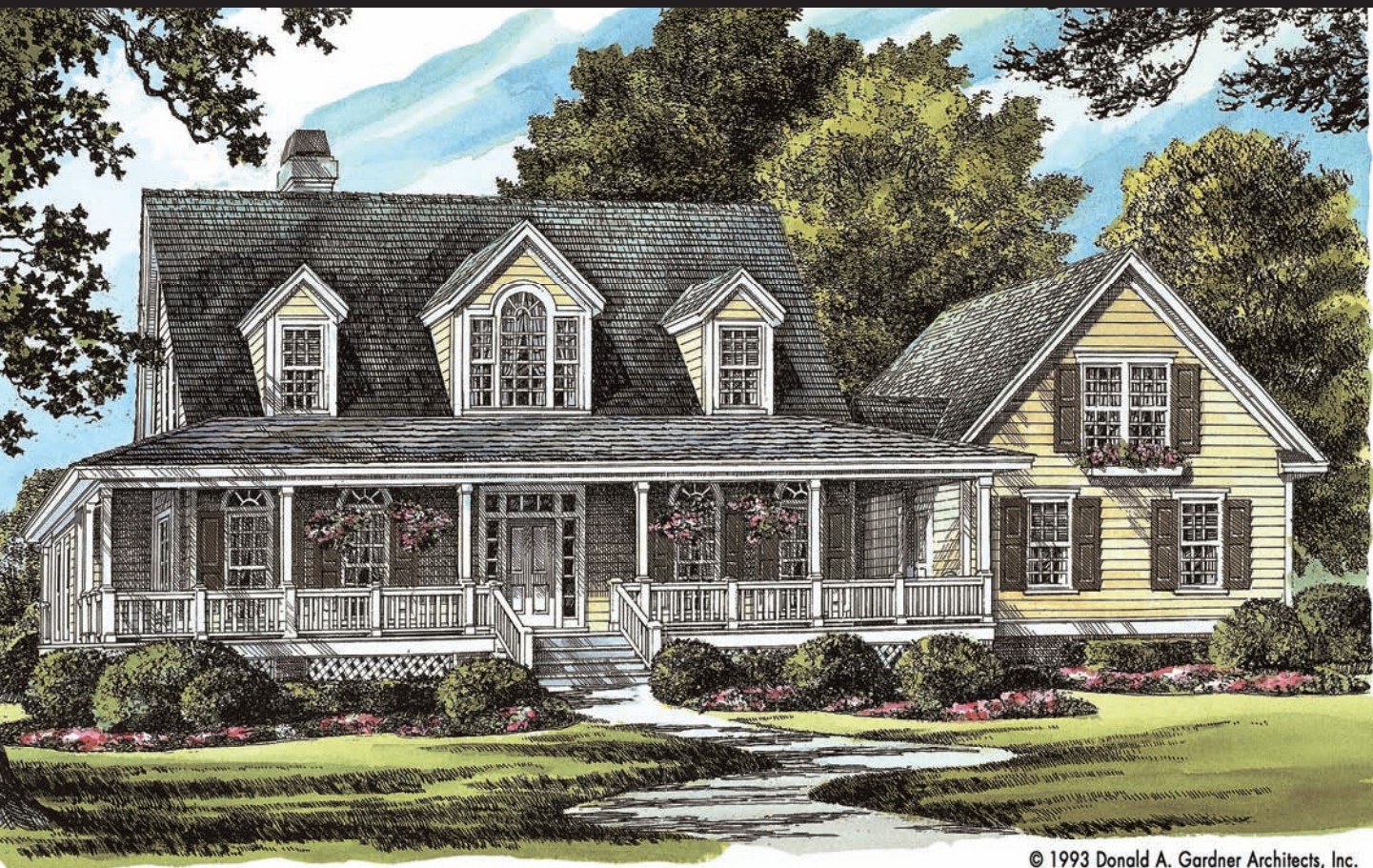
STYLE: PUEBLO  
 SQUARE FOOTAGE: 1,883  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 66' - 2"  
 DEPTH: 59' - 8"

*Enter the front* covered porch to the spacious foyer, which opens at a unique angle to the windowed formal dining room to the right. At the center of the home is the hearth-warmed great room, which flows right into the island serving-bar kitchen and bayed breakfast nook—both feature 11-foot ceilings. The left wing of the plan is taken up by the sleeping quarters, including two family bedrooms—each with its own walk-in closet—and a deluxe master suite with rear-porch access.

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All rights reserved5-SET  
\$7508-SET  
\$805REPRO  
\$1,130CAD  
N/APDF  
N/A

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*The foyer* and great room enjoy Palladian clerestory windows, which allow natural light to enter the well-planned interior of this country home. The spacious great room boasts a fireplace and built-in cabinets. The kitchen has a cooktop island counter and is placed conveniently between the breakfast room and the formal dining room. A generous first-floor master suite offers plenty of closet space and a lavish bath. Upstairs, two family bedrooms share a full bath. Bonus space over the garage awaits later development.

**PLAN # HWR0900074**

STYLE: FARMHOUSE

FIRST FLOOR: 1,618 SQ. FT.

SECOND FLOOR: 570 SQ. FT.

TOTAL: 2,188 SQ. FT.

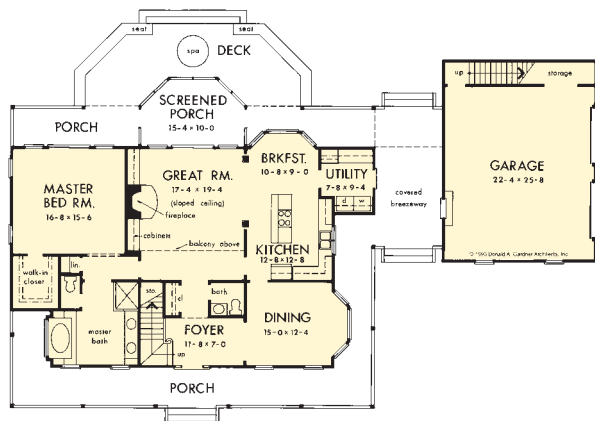
BONUS SPACE: 495 SQ. FT.

BEDROOMS: 3

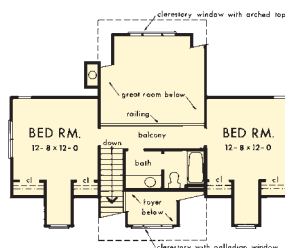
BATHROOMS: 2½

WIDTH: 87' - 0"

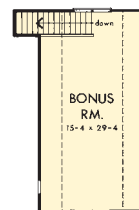
DEPTH: 57' - 0"



FIRST FLOOR



SECOND FLOOR



5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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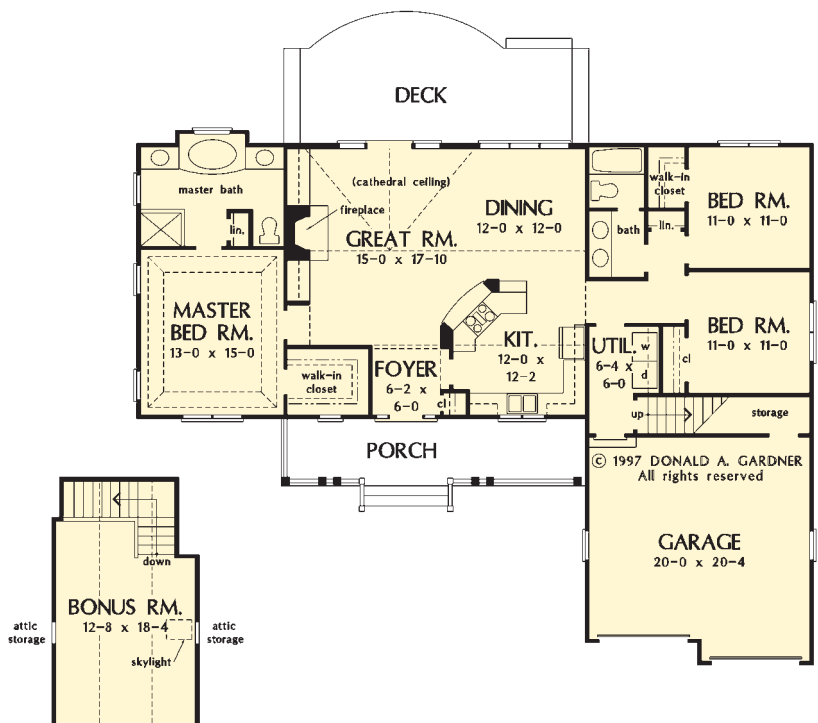


**PLAN #** HWR0900075

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STYLE: COUNTRY  
 SQUARE FOOTAGE: 1,517  
 BONUS SPACE: 287 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 61' - 4"  
 DEPTH: 48' - 6"

*The foyer* opens to a spacious great room with a fireplace and a cathedral ceiling in this lovely traditional home. Sliding doors open to a rear deck from the great room, posing a warm welcome to enjoy the outdoors. The U-shaped kitchen features an angled peninsula counter with a cooktop. A private hall leads to the family sleeping quarters, which includes two bedrooms and a full bath with a double-bowl lavatory. Sizable bonus space above the garage provides a skylight.



5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

**PLAN # HWR0900076**

*Dormers cast light* into the foyer for a grand first impression. The great room, articulated by columns, features a cathedral ceiling and is conveniently located adjacent to the breakfast room and kitchen. Tray ceilings and arch-top picture windows accent the front bedroom and dining room. A secluded master suite, includes a bath with a skylight, a garden tub, a separate shower, a double-bowl vanity, and a spacious walk-in closet.

STYLE: COUNTRY

SQUARE FOOTAGE: 1,879

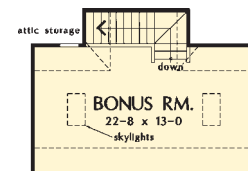
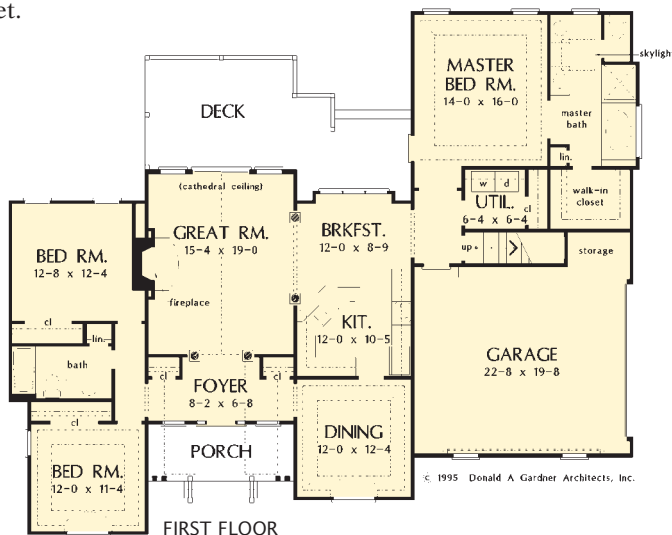
BONUS SPACE: 360 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 66' - 4"

DEPTH: 55' - 2"



5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

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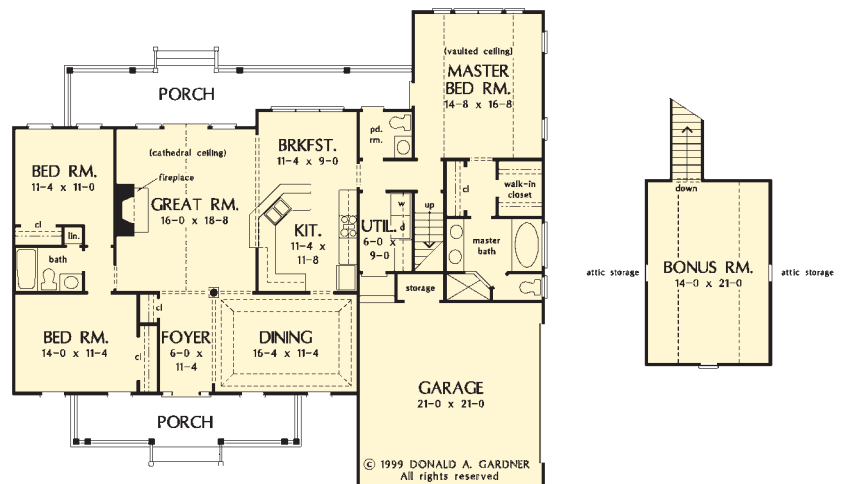
**PLAN # HWR0900077**

STYLE: COUNTRY  
SQUARE FOOTAGE: 1,882  
BONUS SPACE: 363 SQ. FT.  
BEDROOMS: 3  
BATHROOMS: 2½  
WIDTH: 61' - 4"  
DEPTH: 55' - 0"

*An arched* window in a center, front-facing gable lends style and beauty to the facade of this three-bedroom home. The master suite is expanded by a dramatic cathedral ceiling and includes access to the back porch, abundant closet space, and a bath with a garden tub. Access to a versatile bonus room is located near the master bedroom and can be used as a home office.



REAR EXTERIOR



5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

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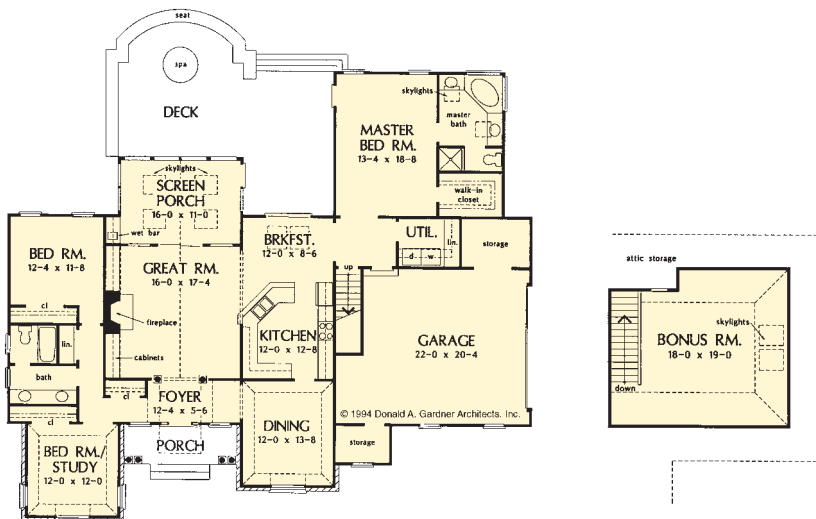


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**PLAN # HWR0900078**

STYLE: NEW AMERICAN  
SQUARE FOOTAGE: 1,977  
BONUS SPACE: 430 SQ. FT.  
BEDROOMS: 3  
BATHROOMS: 2  
WIDTH: 69' - 8"  
DEPTH: 59' - 6"

A *two-story* foyer with a Palladian window above sets the tone for this sunlit home. Columns mark the passage from the foyer to the great room, where a centered fireplace and built-in cabinets are found. Hidden at the rear, the master suite includes a bath with dual vanities and skylights. Two family bedrooms (one an optional study) share a bath that has twin sinks.



REAR EXTERIOR

5-SET  
**\$750**

8-SET  
**\$805**

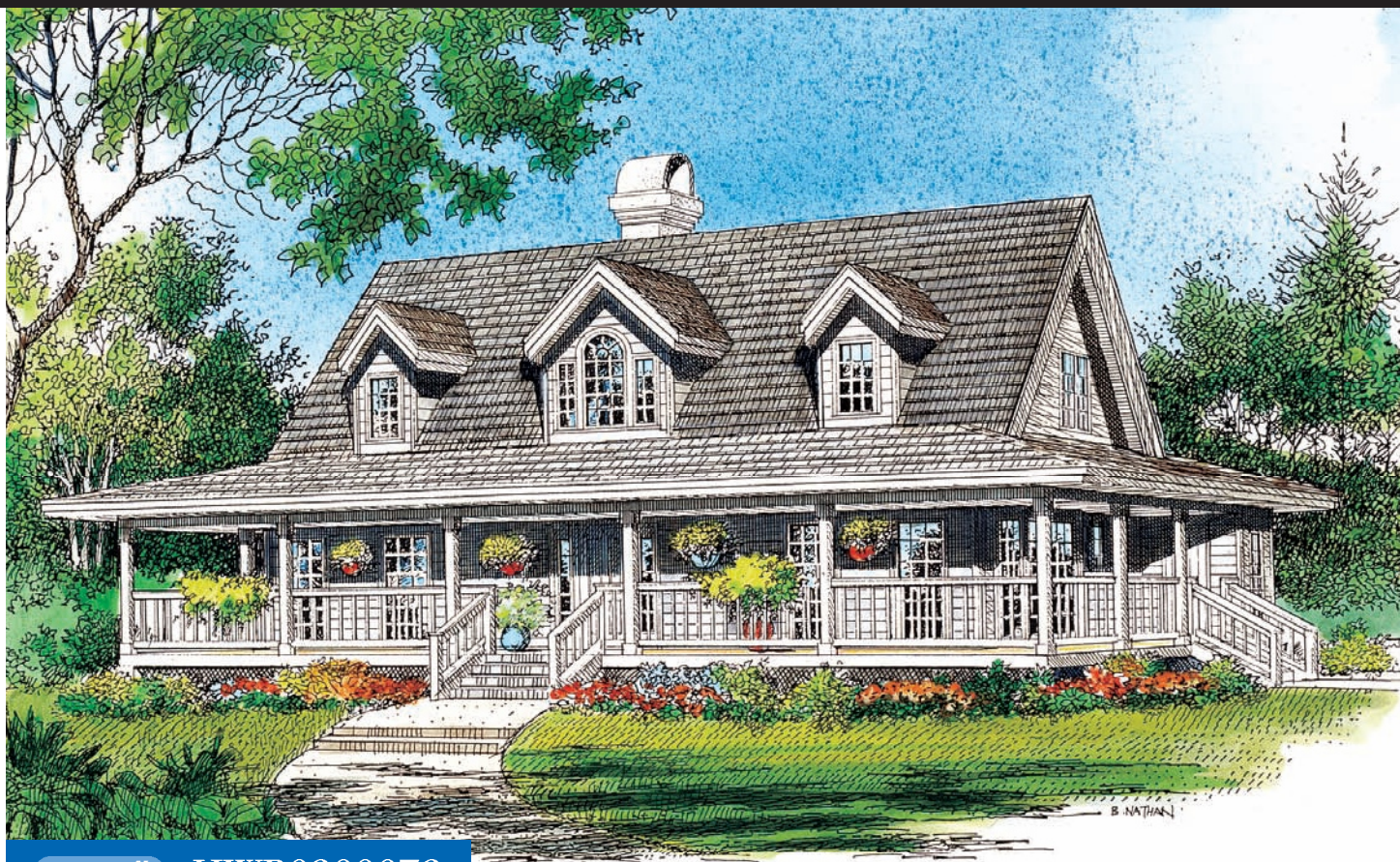
REPRO  
**\$1,130**

CAD  
**N/A**

PDF  
**N/A**

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# PLAN # HWR0900079

STYLE: TIDEWATER

FIRST FLOOR: 1,756 SQ. FT.

SECOND FLOOR: 565 SQ. FT.

TOTAL: 2,321 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 56' - 8"

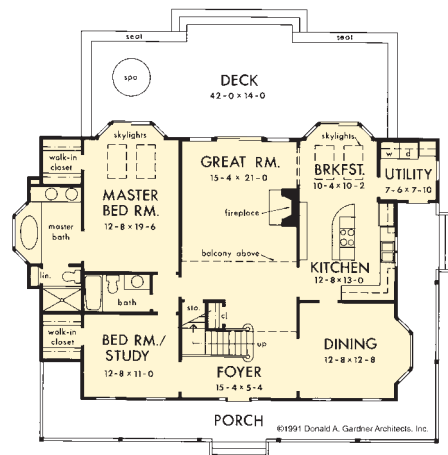
DEPTH: 42' - 4"

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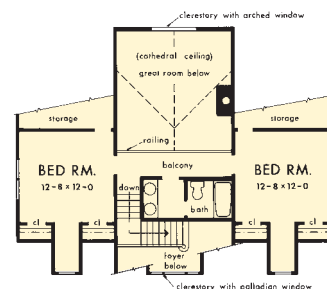
*A wraparound* covered porch at the front and sides of this house and an open deck at the back provide plenty of outside living area. The spacious great room features a fireplace, cathedral ceiling, and clerestory with an arched window. The first-floor master bedroom contains a generous closet and a bath with a garden tub, double-bowl vanity, and shower. The second floor sports two bedrooms and a full bath with a double-bowl vanity.



REAR EXTERIOR



FIRST FLOOR



SECOND FLOOR

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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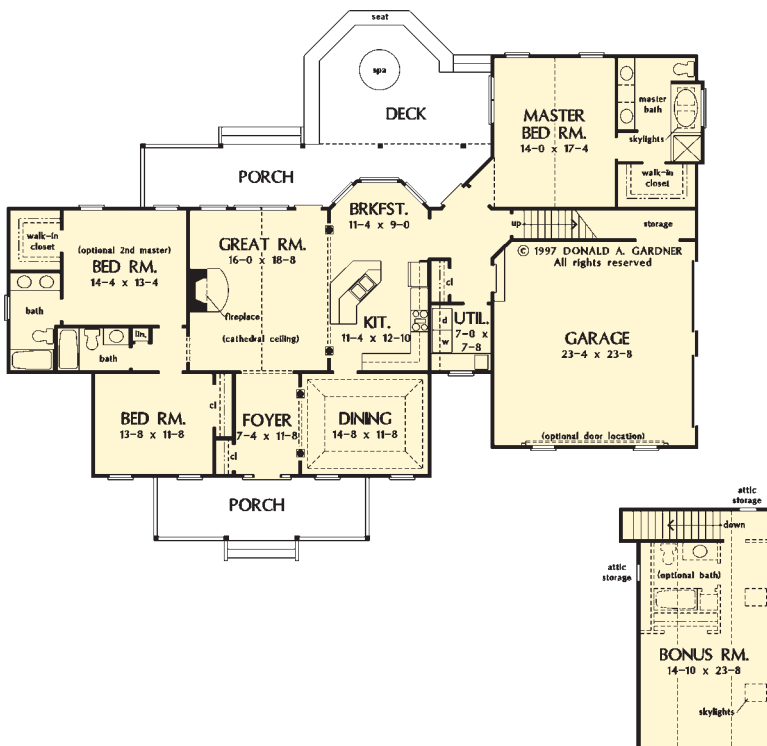




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**PLAN # HWR0900080**

STYLE: COUNTRY  
 SQUARE FOOTAGE: 2,057  
 BONUS SPACE: 444 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 3  
 WIDTH: 80' - 10"  
 DEPTH: 61' - 6"



*With its clean lines* and symmetry, this home radiates grace and style. Inside, cathedral and tray ceilings add volume and elegance. The L-shaped kitchen includes a snack bar angled toward the breakfast bay and the great room. The vaulted master suite includes a skylit bath. Of the two secondary bedrooms, one acts as a "second" master suite with its own private bath. The bonus room makes a great craft room, playroom, office, or optional fourth bedroom.

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900081

**STYLE:** COUNTRY

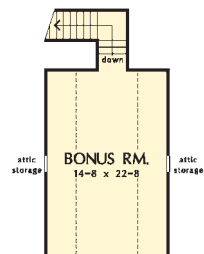
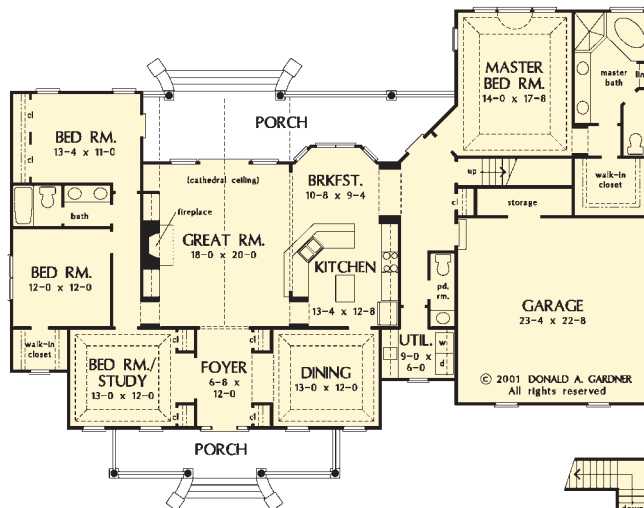
**SQUARE FOOTAGE:** 2,413

**BONUS SPACE:** 417 SQ. FT.

**BEDROOMS:** 4

**BATHROOMS:** 2½

**WIDTH:** 78' - 8"

**DEPTH:** 57' - 8"


*Dormers set* above a charming porch and a beautiful entry door with arched transoms lend eye appeal to this wonderful four-bedroom design. The foyer leads to the dining room to the right and a bedroom or study to the left—both featuring exciting ceiling treatments. The hearth-warmed great room shares an open area with the island kitchen and bayed breakfast nook.

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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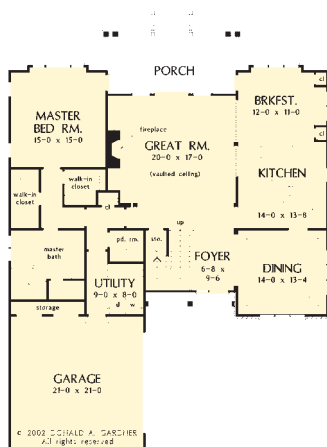


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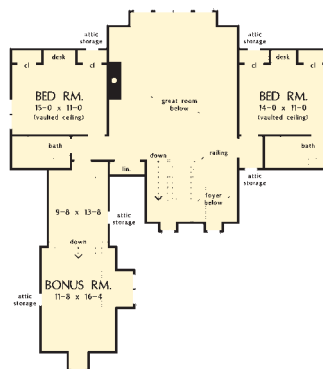
## PLAN # HWR0900082

*This rustic* French Country exterior opens up to a plan full of modern amenities. The great room flows into the breakfast room, with its box-bay window and built-ins. The island kitchen features a pantry and plenty of counter space. The deluxe master suite awaits on the left of the plan, enjoying a pampering bath and double walk-in closets. Upstairs, two bedrooms boast ample closet space and a private bath. Bonus space awaits expansion over the garage.

STYLE: FRENCH COUNTRY  
FIRST FLOOR: 1,834 SQ. FT.  
SECOND FLOOR: 681 SQ. FT.  
TOTAL: 2,515 SQ. FT.  
BONUS SPACE: 365 SQ. FT.  
BEDROOMS: 3  
BATHROOMS: 3½  
WIDTH: 50' - 8"  
DEPTH: 66' - 8"



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$900

REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

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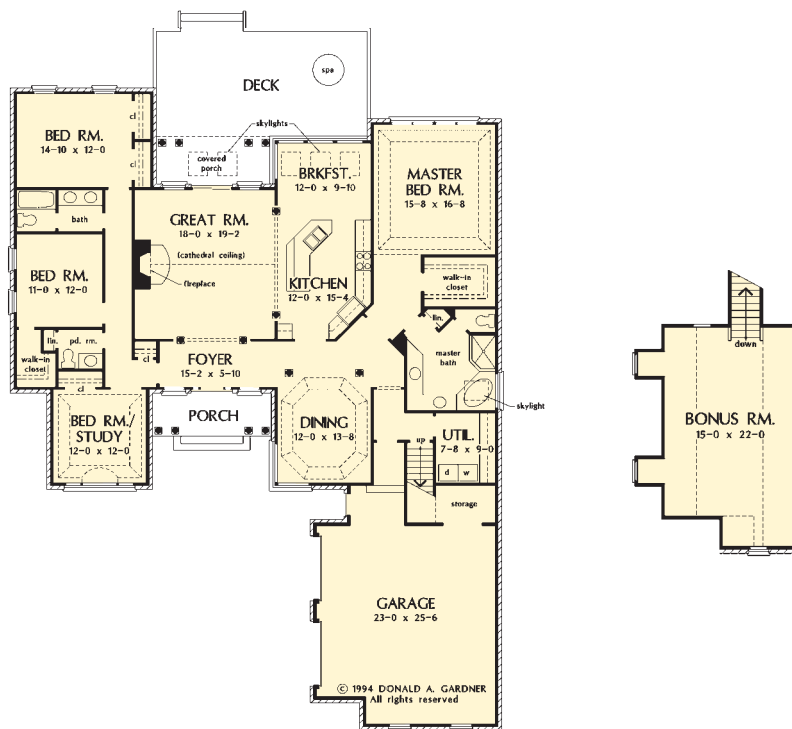


## PLAN # HWR0900083

STYLE: NEW AMERICAN  
SQUARE FOOTAGE: 2,625  
BONUS SPACE: 447 SQ. FT.

BEDROOMS: 4  
BATHROOMS: 2½  
WIDTH: 63' - 1"  
DEPTH: 90' - 2"

*This stately brick facade* features a covered columned porch that ushers visitors into the large foyer. An expansive great room with a fireplace and access to a covered rear porch awaits. The centrally located kitchen is within easy reach of the great room, formal dining room, and skylit breakfast area. Split-bedroom planning places the master bedroom and elegant master bath to the right of the home. Two bedrooms reside to the left; an optional bedroom or study faces the front.



5-SET  
\$845

8-SET  
\$900

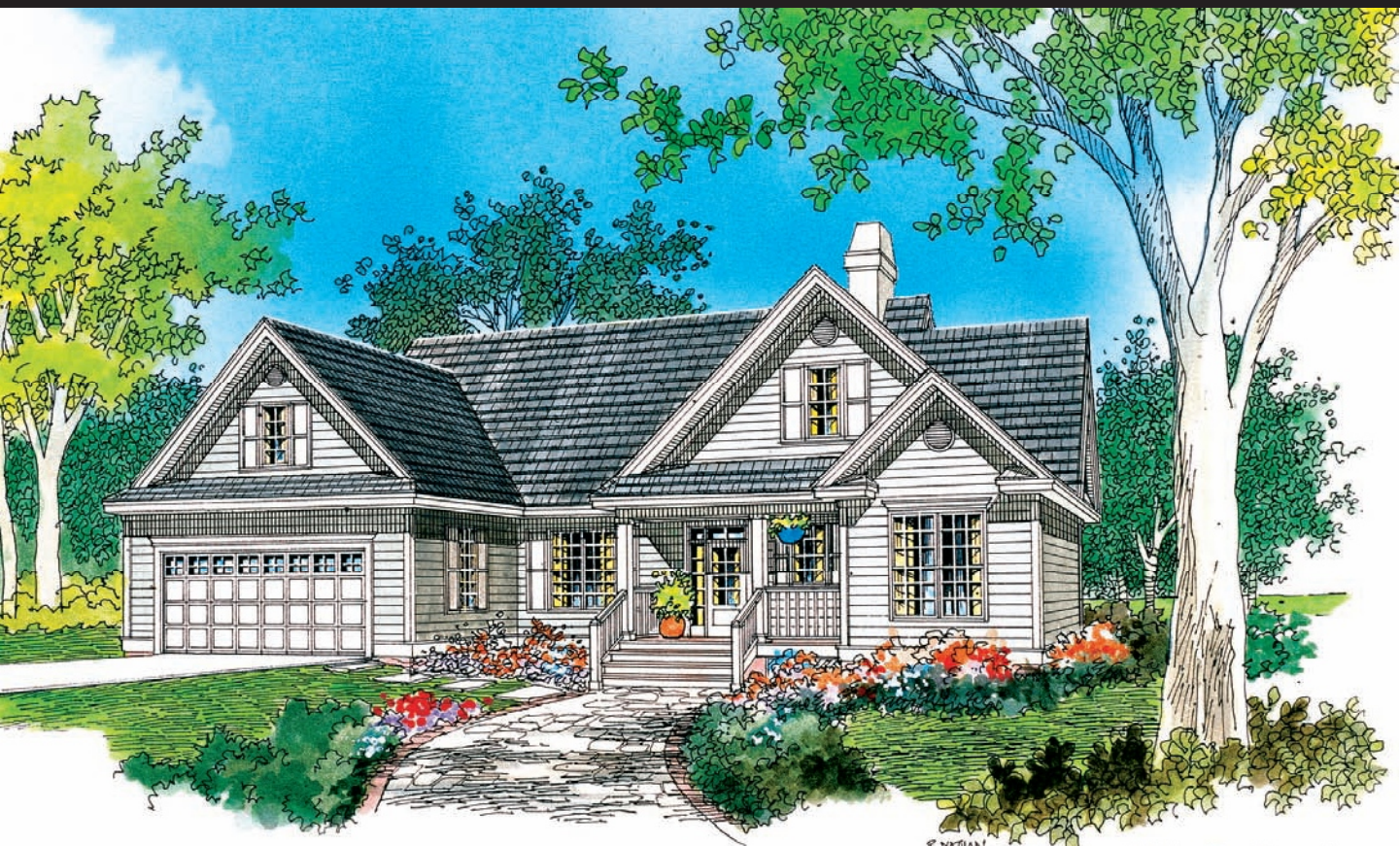
REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

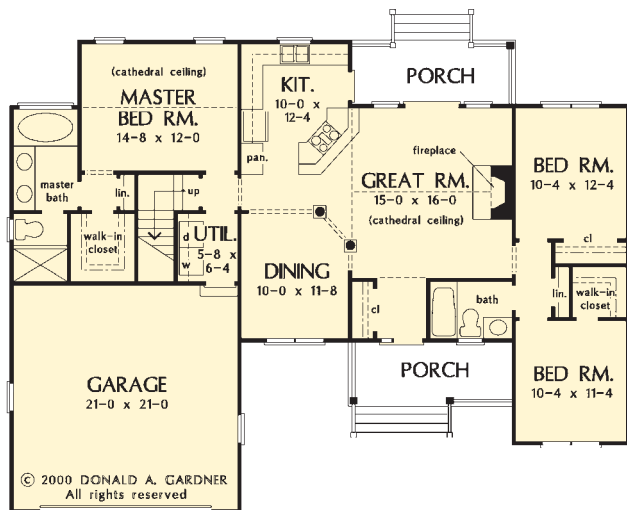
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*Open gables*, a covered porch, and shuttered windows bring out the country flavor of this home. Inside, decorative columns set off the formal dining room, which is only steps away from the great room and the kitchen. Here, a window sink, pantry, and cooktop island make an ideal food-prep environment. Two family bedrooms to the right of the plan share a full bath. The secluded master suite is highlighted by a cathedral ceiling and an accommodating bath.



PLAN # HWR0900084

STYLE: COUNTRY

SQUARE FOOTAGE: 1,399

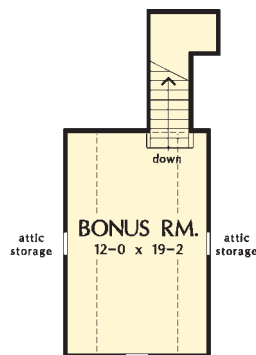
BONUS SPACE: 296 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 58' - 0"

DEPTH: 44' - 4"



5-SET  
\$695

8-SET  
\$755

REPRO  
\$1,055

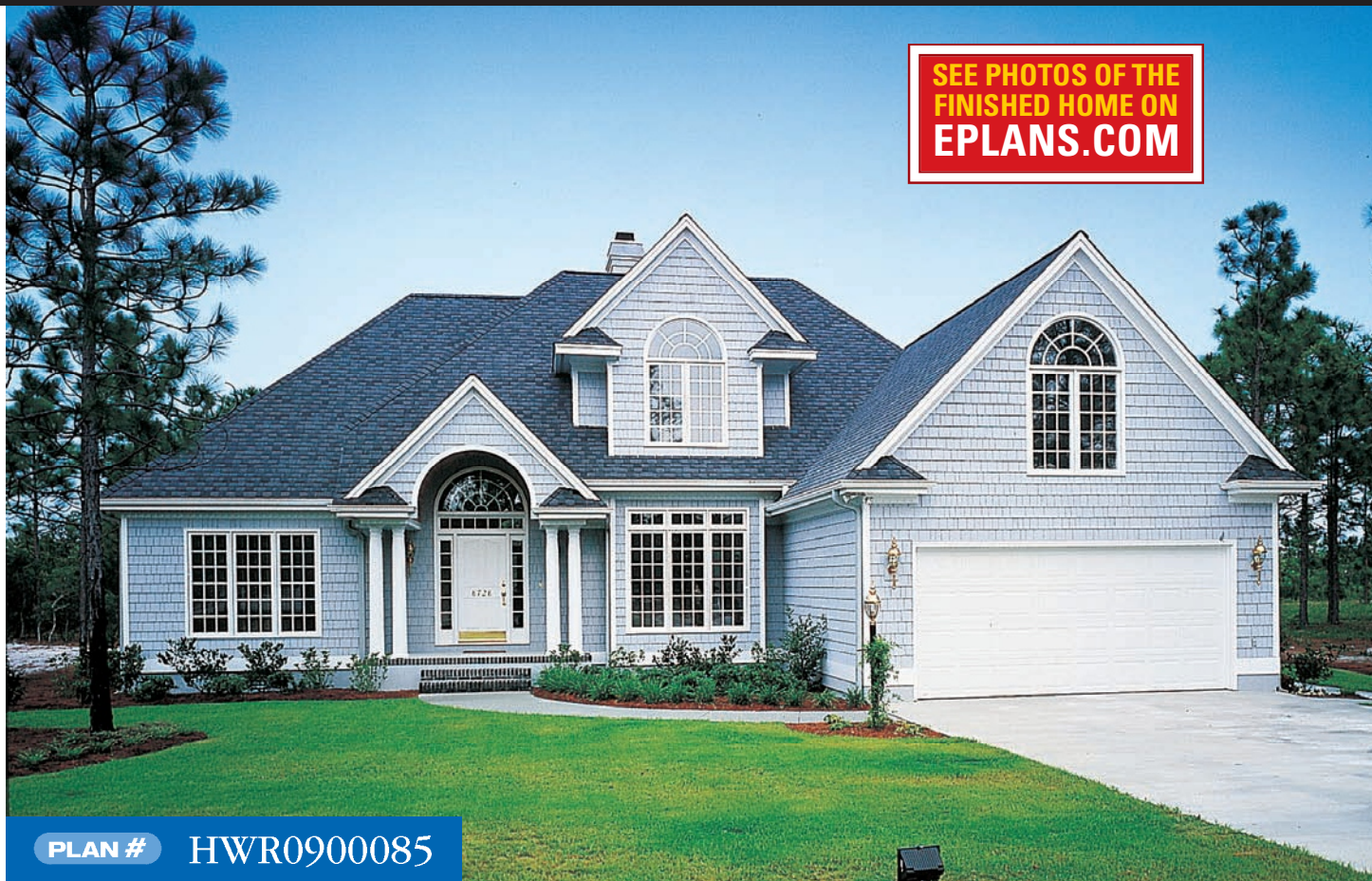
CAD  
N/A

PDF  
N/A

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## PLAN # HWR0900085

STYLE: NEW AMERICAN

FIRST FLOOR: 1,416 SQ. FT.

SECOND FLOOR: 445 SQ. FT.

TOTAL: 1,861 SQ. FT.

BONUS SPACE: 284 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

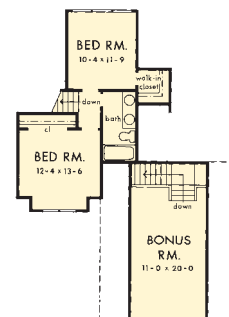
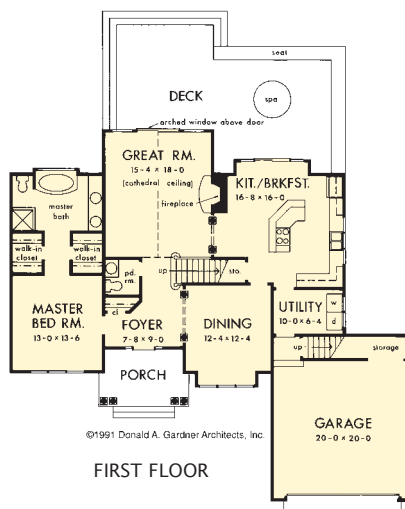
WIDTH: 58' - 3"

DEPTH: 68' - 6"

*An arched* entrance and windows provide a touch of class to the exterior of this plan. The dining room displays decorative columns at the entrance. The great room boasts a cathedral ceiling and a fireplace. In the master suite, two walk-in closets announce a lavish bath. On the second level are two bedrooms and a bath. Bonus space over the garage can be developed later.



REAR EXTERIOR



5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900086**

STYLE: FRENCH COUNTRY

SQUARE FOOTAGE: 1,676

BONUS SPACE: 376 SQ. FT.

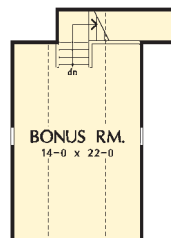
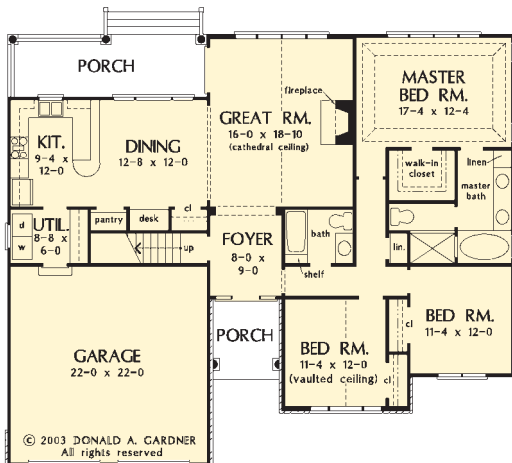
BEDROOMS: 3

BATHROOMS: 2

WIDTH: 56' - 8"

DEPTH: 48' - 4"

*The curve* of the Palladian window softens the strong stone wall and gable, and a prominent dormer towers above the front entrance with its pilasters, sidelights, and arched transom. A cathedral ceiling and fireplace highlight the great room. The kitchen is placed to easily serve the connecting dining room, but also accesses the convenient utility room. The master bedroom features a large walk-in closet and private bath. One of the family bedrooms features a vaulted ceiling; both share a full hall bath.

5-SET  
\$7508-SET  
\$805REPRO  
\$1,130CAD  
N/APDF  
N/A

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## PLAN # HWR0900087

STYLE: COUNTRY

FIRST FLOOR: 1,778 SQ. FT.

SECOND FLOOR: 498 SQ. FT.

TOTAL: 2,276 SQ. FT.

BONUS SPACE: 315 SQ. FT.

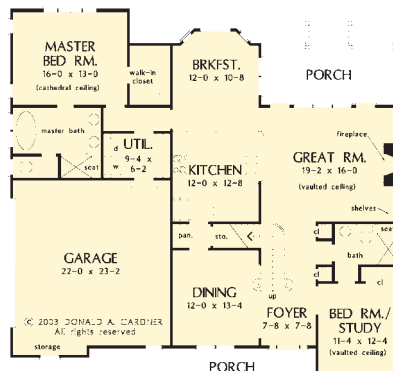
BEDROOMS: 4

BATHROOMS: 3

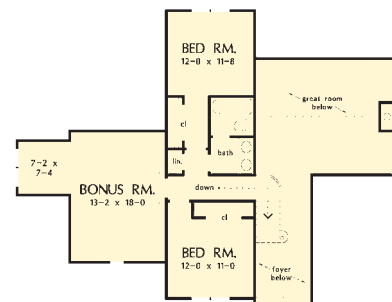
WIDTH: 54' - 8"

DEPTH: 53' - 2"

A *metal* roof tops the welcoming front porch, and columns and gables add to this classic farmhouse facade. Inside, double doors lead into a versatile bedroom/study, and the dining room is connected to the kitchen by a butler's pantry. The great room is enhanced with a cathedral ceiling, built-in cabinetry, and a fireplace that faces the kitchen. The master suite features a cathedral ceiling, a large walk-in closet, and an elegant bath. Two additional bedrooms share a full bath on the second floor.



FIRST FLOOR



SECOND FLOOR



REAR EXTERIOR

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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PLAN # HWR0900088

STYLE: CRAFTSMAN

SQUARE FOOTAGE: 1,971

BONUS SPACE: 358 SQ. FT.

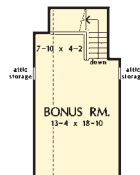
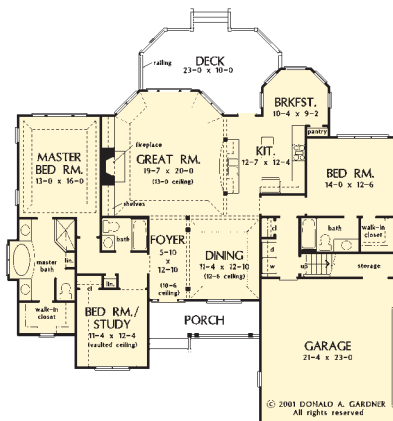
BEDROOMS: 3

BATHROOMS: 3

WIDTH: 62' - 6"

DEPTH: 57' - 2"

*This Craftsman* cottage combines stone, siding, and cedar shake to create striking curb appeal. The interior features an open floor plan with high ceilings, columns, and bay windows to visually expand space. Built-in cabinetry, a fireplace, and a kitchen pass-through highlight and add convenience to the great room. The master suite features a tray ceiling in the bedroom and a bath with garden tub, separate shower, dual vanities, and a walk-in closet. On the opposite side of the home is another bedroom that could be used as a second master suite. Above the garage, a bonus room provides ample storage and space to grow.



REAR EXTERIOR

5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

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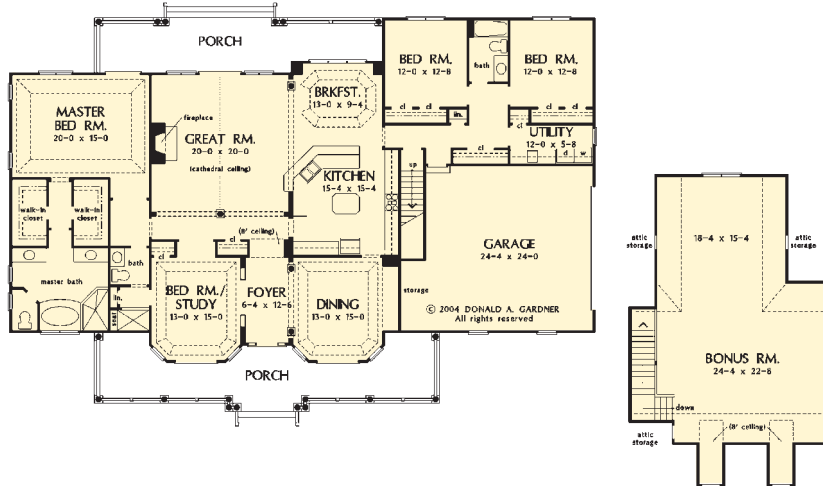


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PLAN # HWR0900089

STYLE: COUNTRY  
 SQUARE FOOTAGE: 2,934  
 BONUS SPACE: 975 SQ. FT.  
 BEDROOMS: 4  
 BATHROOMS: 3  
 WIDTH: 85' - 4"  
 DEPTH: 57' - 8"

*Starting with* a massive front porch covered with a metal roof, a prominent gable with a Palladian window, and two bay windows with French doors, this home evokes sophistication. Inside, positioning and architectural features give room definition while keeping an open floor plan. Tray ceilings top the versatile study/bedroom, master bedroom, dining room, and breakfast nook. A vaulted ceiling caps the great room, expanding visual space.



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REAR EXTERIOR

5-SET  
\$845

8-SET  
\$900

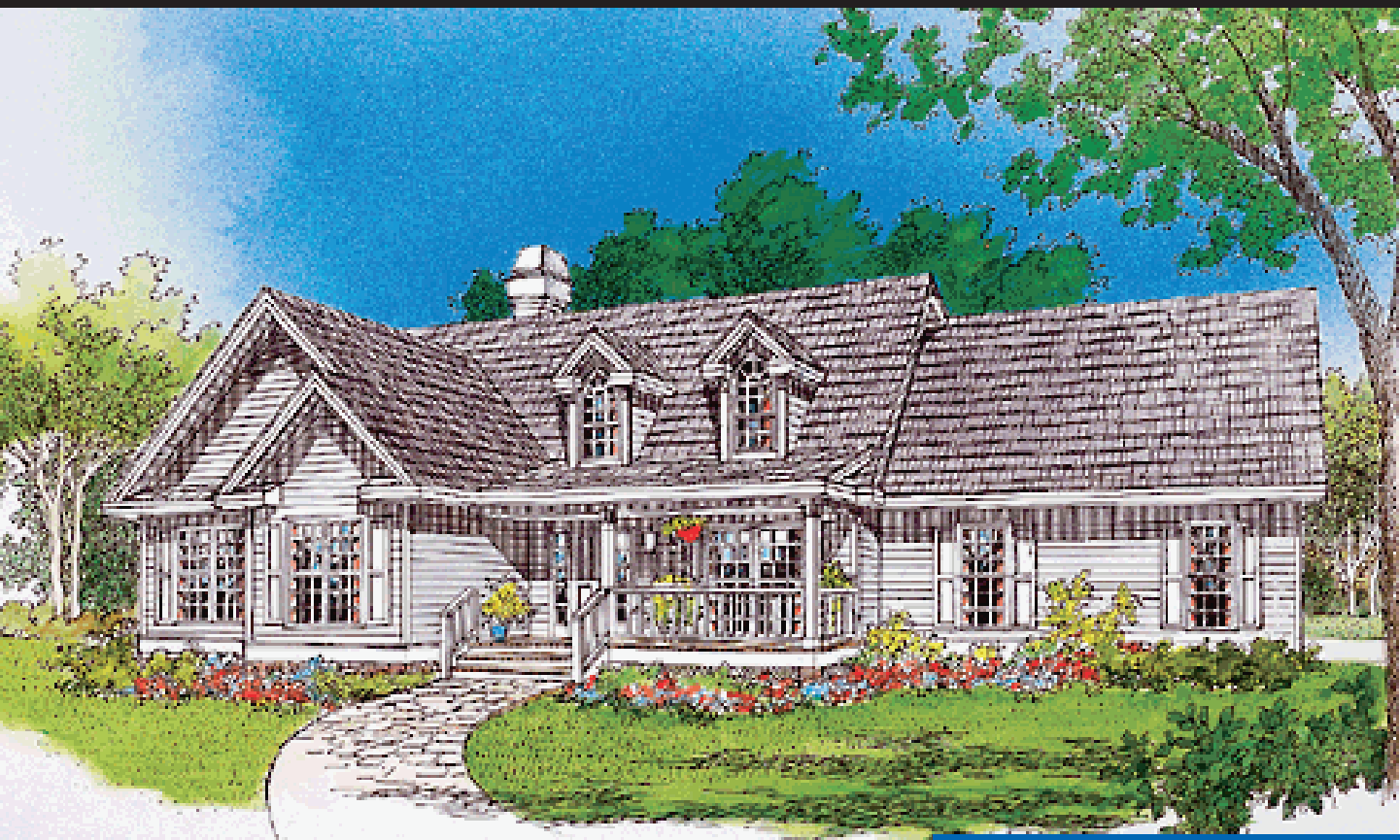
REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

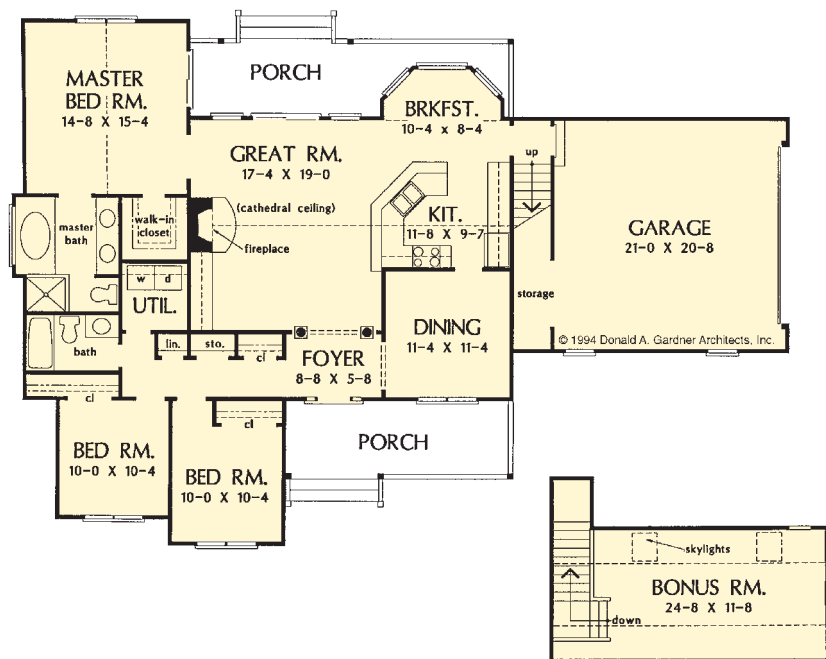
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PLAN # HWR0900090



STYLE: COUNTRY  
 SQUARE FOOTAGE: 1,575  
 BONUS SPACE: 276 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 70' - 8"  
 DEPTH: 47' - 4"

A covered porch and dormers combine to create the inviting exterior on this three-bedroom country home. Inside find an expansive great room with a cozy fireplace, built-ins, and access to the rear covered porch. To the right, an open kitchen is situated to easily serve the bay-windowed breakfast area and the formal dining room. The master suite enjoys access to the covered porch, a walk-in closet, and a relaxing master bath. Two other bedrooms share a full bath. A bonus room over the garage provides room for future growth.

5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

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FINISHED HOME ON  
**EPLANS.COM**

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN # HWR0900091**

STYLE: CRAFTSMAN

MAIN LEVEL: 3,040 SQ. FT.

LOWER LEVEL: 1,736 SQ. FT.

TOTAL: 4,776 SQ. FT.

BEDROOMS: 5

BATHROOMS: 4½ + ½

WIDTH: 106' - 5"

DEPTH: 104' - 2"

*This rustic-style home* is sure to be the envy of your neighborhood. Entering through the elegant front door, find an open staircase to the right and a spacious great room directly ahead. A lavish hearth-warmed master suite features a private porch, a large walk-in closet, and a sumptuous bedroom area. The gourmet kitchen adjoins a sunny dining room that offers access to a screened porch.



MAIN LEVEL



LOWER LEVEL

5-SET  
\$1,225

8-SET  
\$1,280

REPRO  
\$1,665

CAD  
N/A

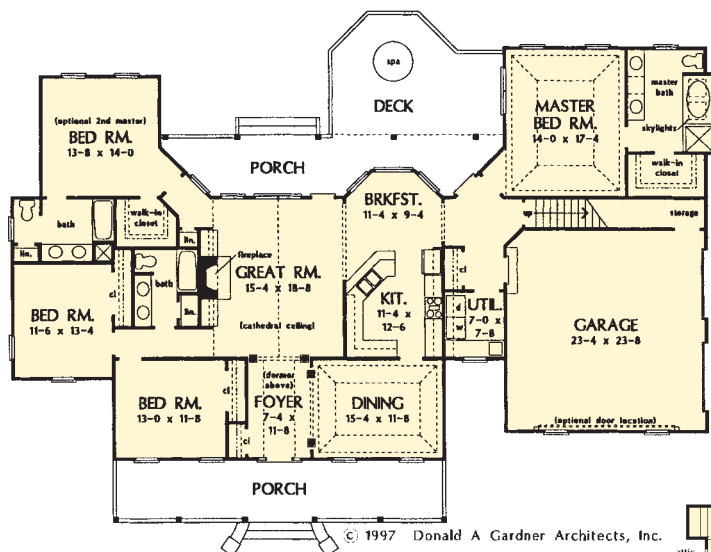
PDF  
N/A

Unheated spaces are generally not calculated in the total square footage of a home.





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PLAN # HWR0900092

STYLE: FARMHOUSE

SQUARE FOOTAGE: 2,349

BONUS SPACE: 435 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 83' - 2"

DEPTH: 56' - 4"

*This plan's* wide front porch says "Welcome home." Inside, its comfortable design encourages relaxation. A center dormer lights the foyer, as columns punctuate the entry to the dining room and the great room. The spacious kitchen has an angled countertop and is open to the breakfast bay. Tray ceilings add elegance to the dining room and the master bedroom. A second master suite is located opposite and features an optional arrangement for wheelchair accessibility.

5-SET  
\$800

8-SET  
\$855

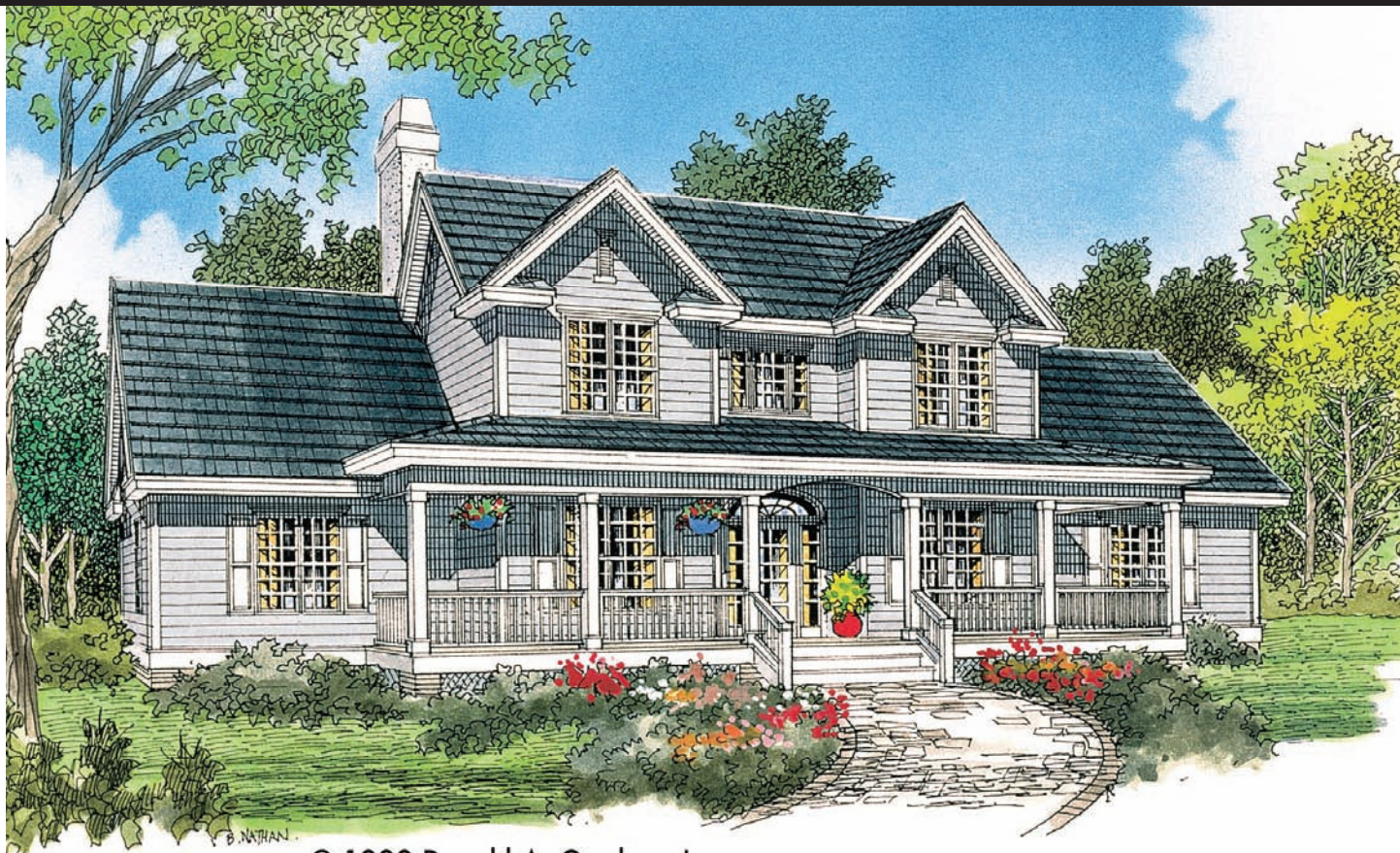
REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

Labor rates, land, and material costs are falling. Now is a great time to build!





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## PLAN # HWR0900093

STYLE: FARMHOUSE

FIRST FLOOR: 1,718 SQ. FT.

SECOND FLOOR: 638 SQ. FT.

TOTAL: 2,356 SQ. FT.

BONUS SPACE: 348 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

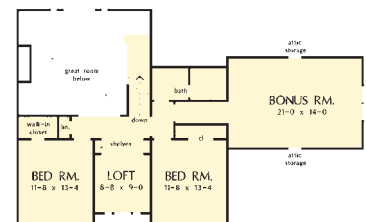
WIDTH: 71' - 0"

DEPTH: 42' - 8"

*Twin gables* and a generous front porch give this graceful farmhouse stature and appeal. Nine-foot ceilings on the first and second floors contribute to the home's overall spaciousness, and vaulted and cathedral ceilings amplify the great room and master bedroom. A rear deck adds outdoor expansion to the great room, which features a fireplace, built-ins, a convenient rear staircase, and an overlooking balcony. The first-floor master suite enjoys His and Hers walk-in closets and a private bath with a garden tub.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900094**

STYLE: COUNTRY

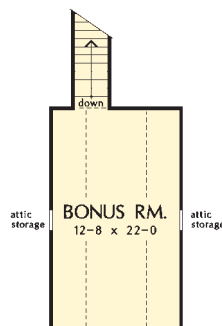
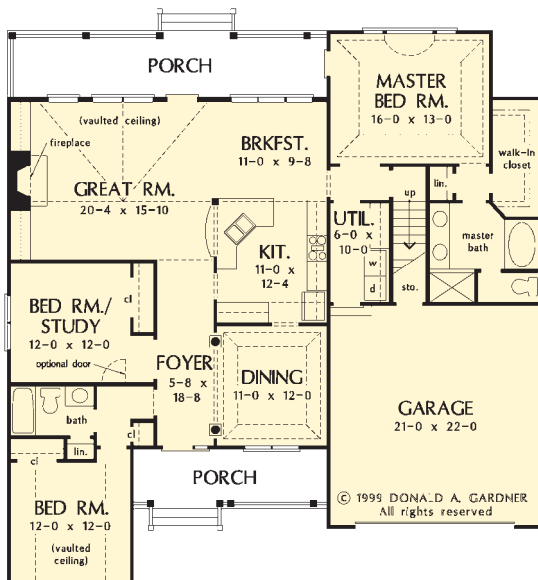
SQUARE FOOTAGE: 1,828  
BONUS SPACE: 352 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 53' - 8"

DEPTH: 55' - 8"



*Arches complement* the facade of this mid-size home, which features a simple footprint and roofline for easy and affordable construction. Inside, the great room reigns with an enhancing vaulted ceiling and a warming fireplace. The master bedroom features a private bath; a second bedroom offers a vaulted ceiling. The third bedroom can be easily converted into a study. A bonus room is available above the garage for additional space.

5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

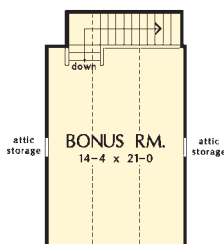
CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900095

STYLE: COTTAGE  
 SQUARE FOOTAGE: 2,330  
 BONUS SPACE: 364 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2½  
 WIDTH: 62' - 3"  
 DEPTH: 60' - 6"

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,130

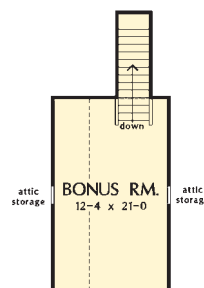
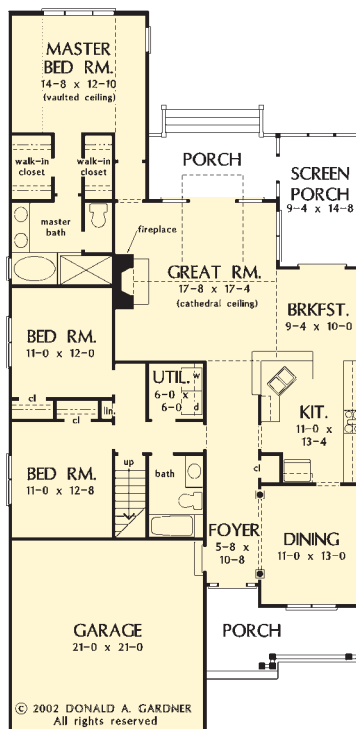
CAD  
N/A

PDF  
N/A



**PLAN #** HWR0900096

STYLE: COTTAGE  
 SQUARE FOOTAGE: 1,789  
 BONUS SPACE: 312 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 39' - 0"  
 DEPTH: 79' - 4"



5-SET  
\$750

8-SET  
\$805

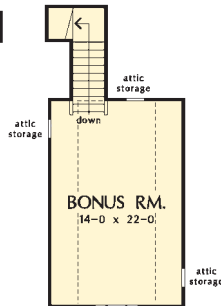
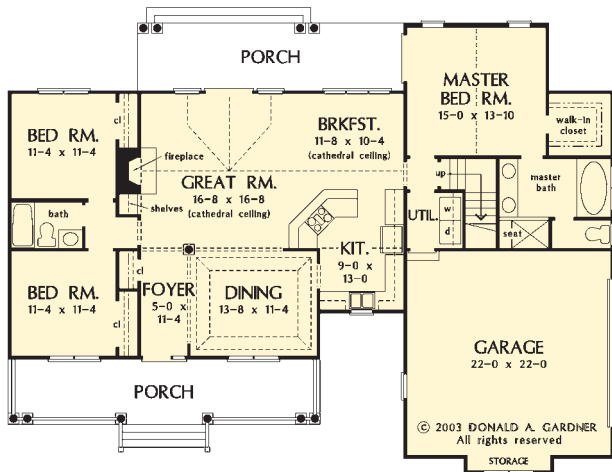
REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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**PLAN #** HWR0900097

STYLE: COUNTRY  
 SQUARE FOOTAGE: 1,660  
 BONUS SPACE: 374 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 65' - 4"  
 DEPTH: 48' - 8"

5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A

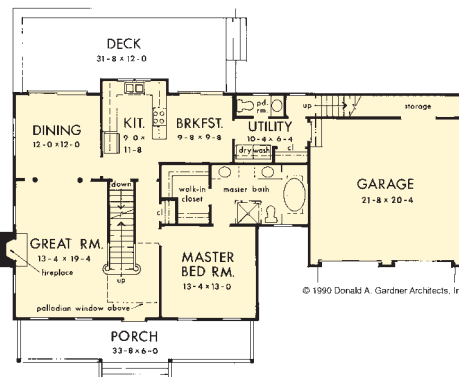


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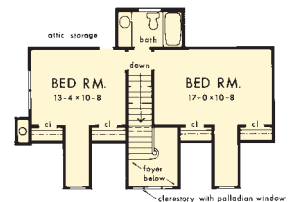
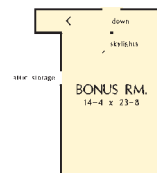
**PLAN #** HWR0900098

STYLE: COUNTRY  
 FIRST FLOOR: 1,289 SQ. FT.  
 SECOND FLOOR: 542 SQ. FT.  
 TOTAL: 1,831 SQ. FT.  
 BONUS SPACE: 393 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2½  
 WIDTH: 66' - 4"  
 DEPTH: 40' - 4"

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FIRST FLOOR



SECOND FLOOR

5-SET  
\$750

8-SET  
\$805

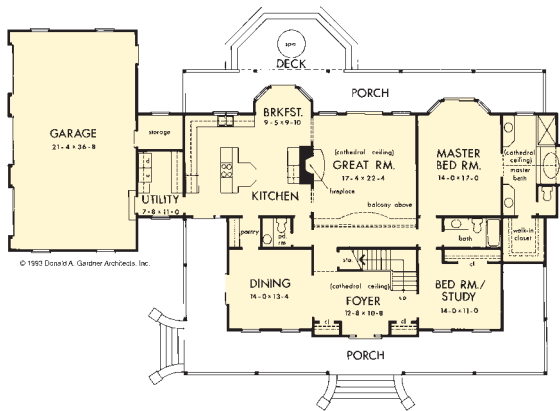
REPRO  
\$1,130

CAD  
N/A

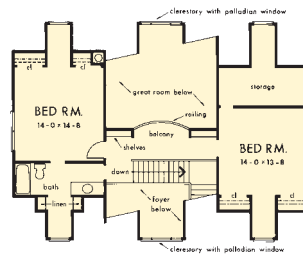
PDF  
N/A

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FIRST FLOOR



SECOND FLOOR



## PLAN # HWR0900099

STYLE: FARMHOUSE

FIRST FLOOR: 2,238 SQ. FT.

SECOND FLOOR: 768 SQ. FT.

TOTAL: 3,006 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 94' - 1"

DEPTH: 59' - 10"

5-SET  
\$925

8-SET  
\$980

REPRO  
\$1,130

CAD  
N/A

PDF  
N/A



## PLAN # HWR0900100

STYLE: COUNTRY

SQUARE FOOTAGE: 2,136

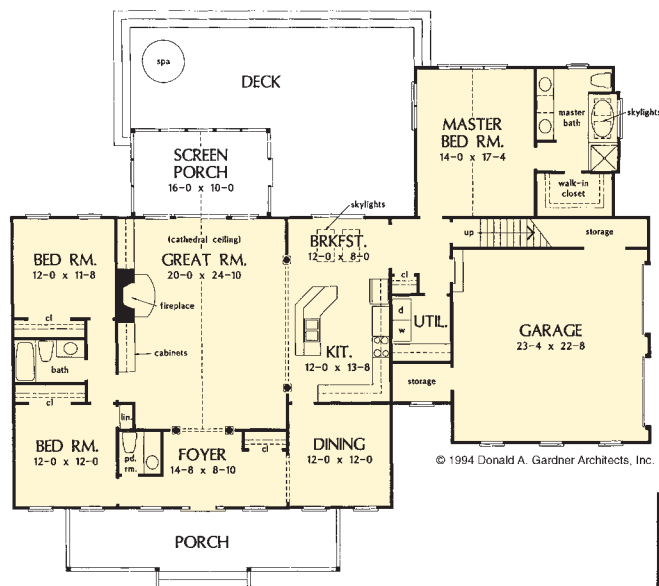
BONUS SPACE: 405 SQ. FT.

BEDROOMS: 3

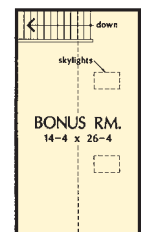
BATHROOMS: 2½

WIDTH: 76' - 4"

DEPTH: 64' - 4"



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5-SET  
\$800

8-SET  
\$855

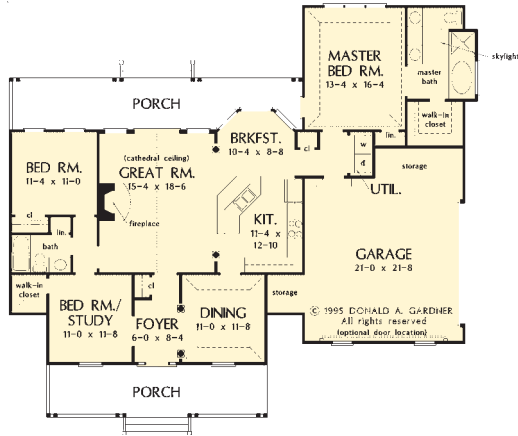
REPRO  
\$1,360

CAD  
N/A

PDF  
N/A

If you're thinking of modifying a plan, be sure to purchase in CAD, PDF or Reproducible formats.





**PLAN #** HWR0900101

STYLE: COUNTRY  
 SQUARE FOOTAGE: 1,632  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 62' - 4"  
 DEPTH: 55' - 2"



REAR EXTERIOR

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 FINISHED HOME ON  
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5-SET  
\$750

8-SET  
\$805

REPRO  
\$1,200

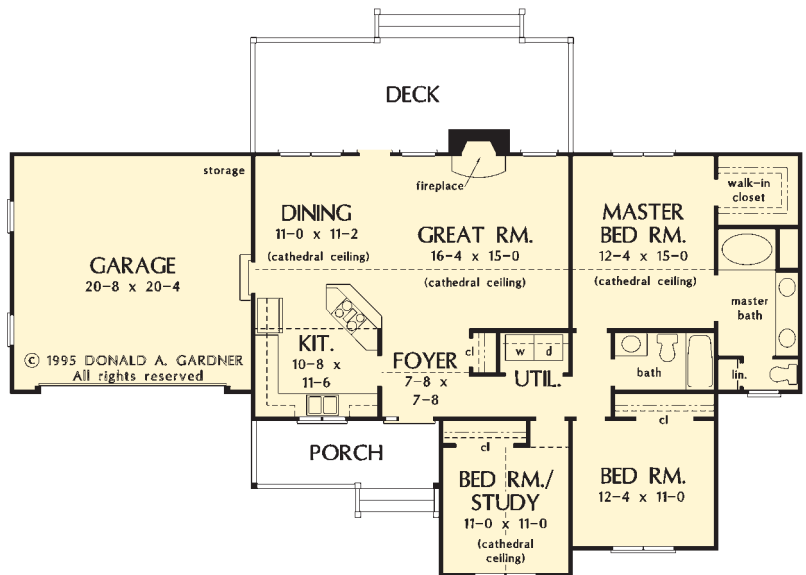
CAD  
N/A

PDF  
N/A



**PLAN #** HWR0900102

STYLE: COUNTRY  
 SQUARE FOOTAGE: 1,417  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 69' - 0"  
 DEPTH: 39' - 0"



5-SET  
\$695

8-SET  
\$755

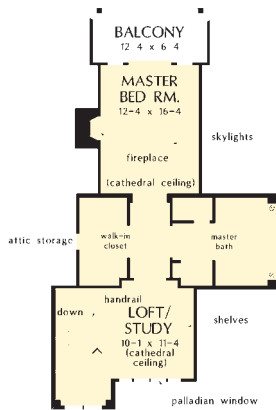
REPRO  
\$1,055

CAD  
N/A

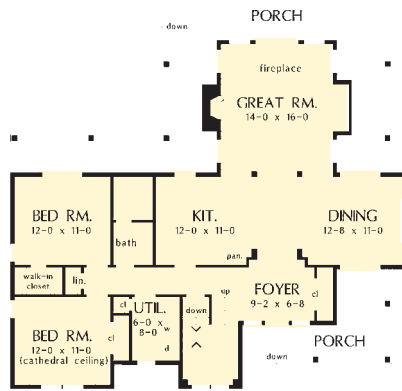
PDF  
N/A

Over 50% of our plan buyers also purchase a materials list to improve estimating accuracy.





SECOND FLOOR



FIRST FLOOR



**PLAN # HWR0900103**

STYLE: TIDEWATER

FIRST FLOOR: 1,366 SQ. FT.

SECOND FLOOR: 689 SQ. FT.

TOTAL: 2,055 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 49' - 4"

DEPTH: 50' - 4"



REAR EXTERIOR

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900104**

STYLE: COUNTRY

SQUARE FOOTAGE: 2,078

BONUS SPACE: 339 SQ. FT.

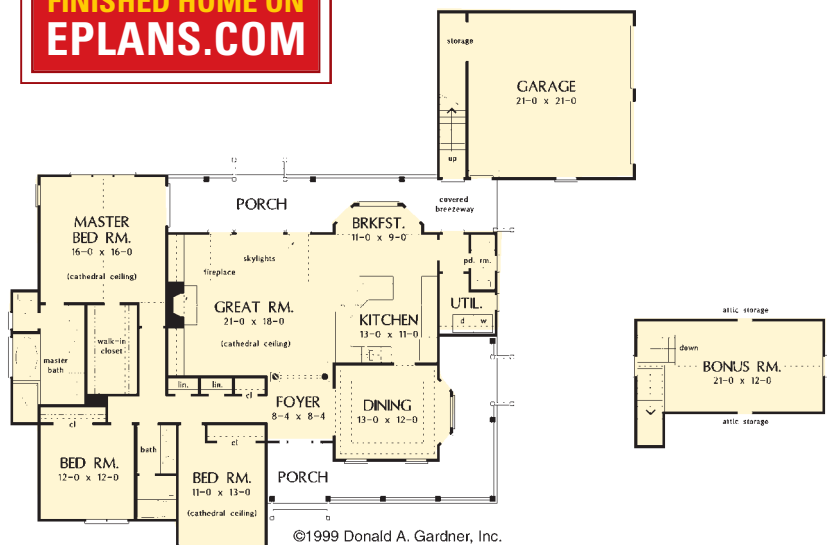
BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 79' - 10"

DEPTH: 68' - 8"

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FINISHED HOME ON  
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5-SET  
\$800

8-SET  
\$855

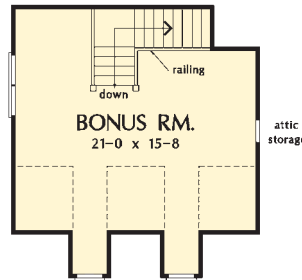
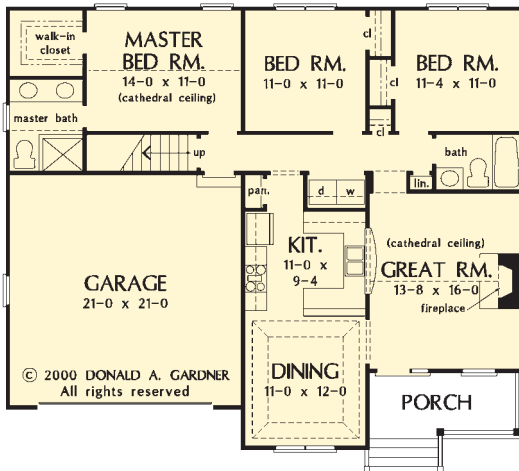
REPRO  
\$1,200

CAD  
N/A

PDF  
N/A

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## PLAN # HWR0900105

STYLE: COTTAGE  
 SQUARE FOOTAGE: 1,228  
 BONUS SPACE: 444 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 47' - 0"  
 DEPTH: 40' - 4"

5-SET  
\$695

8-SET  
\$755

REPRO  
\$1,055

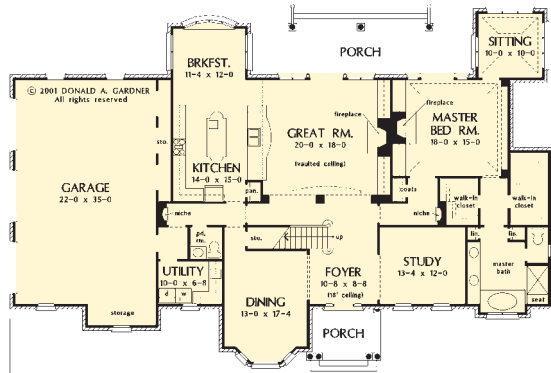
CAD  
N/A

PDF  
N/A

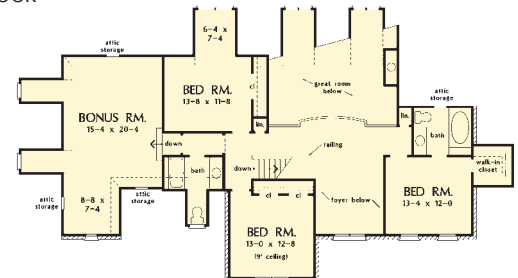


## PLAN # HWR0900106

STYLE: NEW AMERICAN  
 FIRST FLOOR: 2,511 SQ. FT.  
 SECOND FLOOR: 1,062 SQ. FT.  
 TOTAL: 3,573 SQ. FT.  
 BONUS SPACE: 465 SQ. FT.  
 BEDROOMS: 4  
 BATHROOMS: 3½  
 WIDTH: 84' - 11"  
 DEPTH: 55' - 11"



FIRST FLOOR



SECOND FLOOR

5-SET  
\$1,005

8-SET  
\$1,060

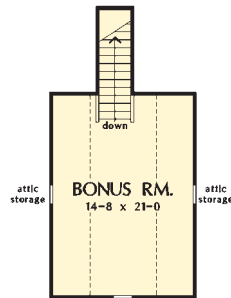
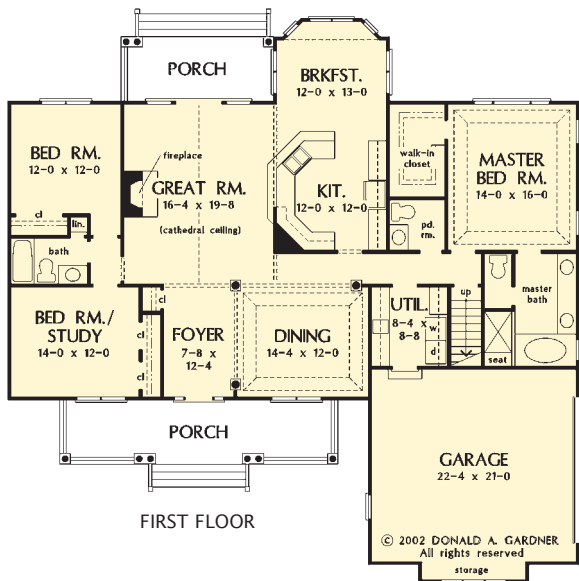
REPRO  
\$1,445

CAD  
N/A

PDF  
N/A

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SECOND FLOOR



**PLAN #** HWR0900107

STYLE: COUNTRY  
 SQUARE FOOTAGE: 2,037  
 BONUS SPACE: 361 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2½  
 WIDTH: 62' - 4"  
 DEPTH: 61' - 8"

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

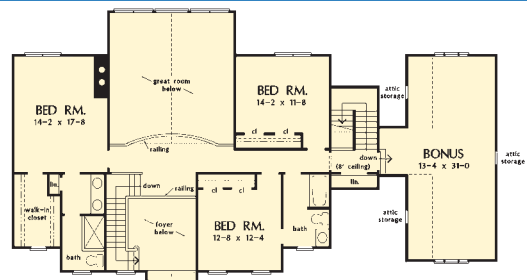
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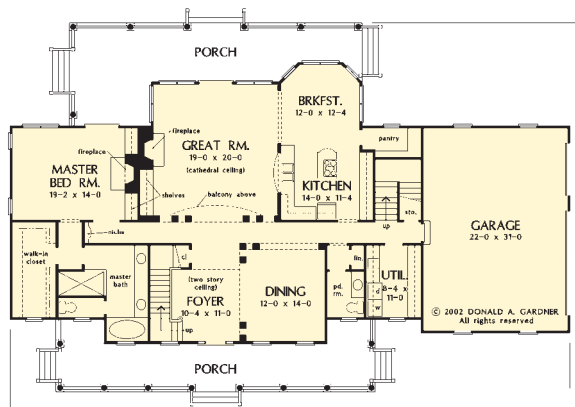
**PLAN #** HWR0900108

STYLE: FARMHOUSE  
 FIRST FLOOR: 2,237 SQ. FT.  
 SECOND FLOOR: 1,182 SQ. FT.  
 TOTAL: 3,419 SQ. FT.  
 BONUS SPACE: 475 SQ. FT.  
 BEDROOMS: 4  
 BATHROOMS: 3½  
 WIDTH: 85' - 4"  
 DEPTH: 56' - 4"

**CLASSIC FRONT PORCH**



SECOND FLOOR



FIRST FLOOR

5-SET  
\$925

8-SET  
\$980

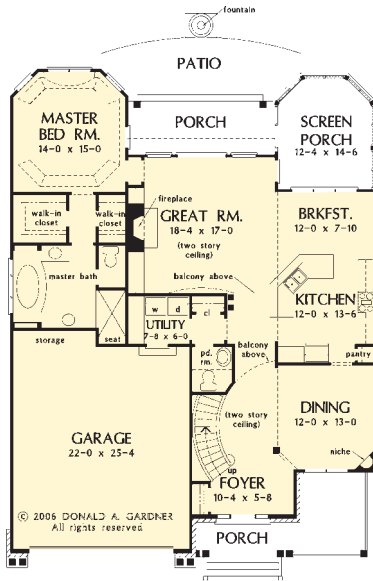
REPRO  
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CAD  
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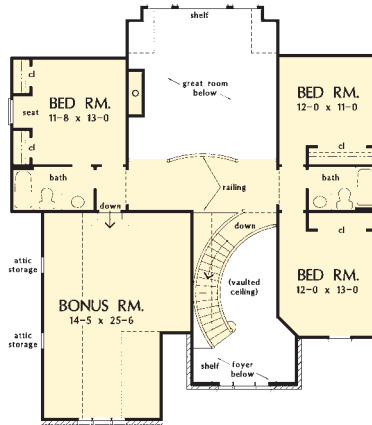
PDF  
N/A

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FIRST FLOOR



SECOND FLOOR



## PLAN # HWR0900109

STYLE: TRADITIONAL

FIRST FLOOR: 1,619 SQ. FT.

SECOND FLOOR: 854 SQ. FT.

TOTAL: 2,473 SQ. FT.

BONUS SPACE: 454 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 45' - 8"

DEPTH: 62' - 4"

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A



## PLAN # HWR0900110

STYLE: RANCH

SQUARE FOOTAGE: 2,689

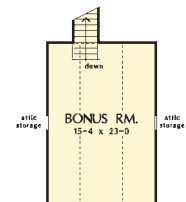
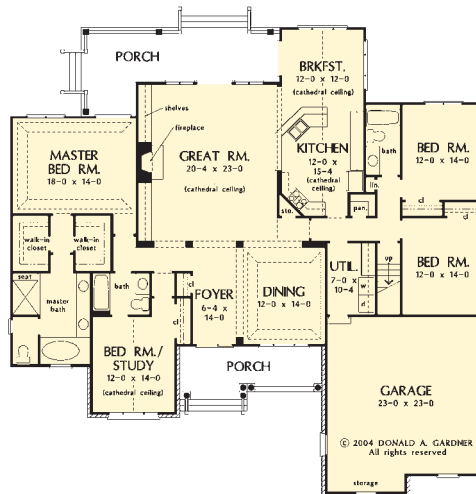
BONUS SPACE: 409 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 69' - 8"

DEPTH: 68' - 10"



REAR EXTERIOR

5-SET  
\$845

8-SET  
\$900

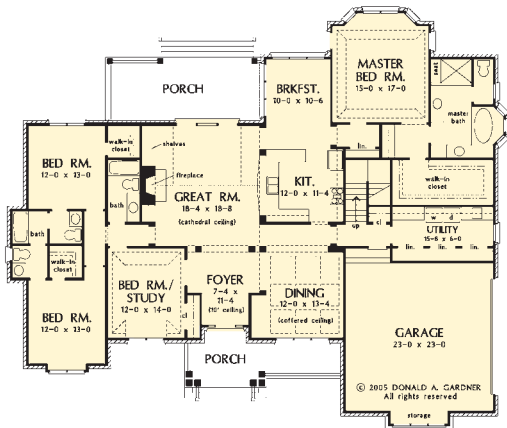
REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

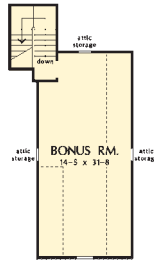
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**PLAN #** HWR0900111

STYLE: NEW AMERICAN  
 SQUARE FOOTAGE: 2,820  
 BONUS SPACE: 473 SQ. FT.  
 BEDROOMS: 4  
 BATHROOMS: 3  
 WIDTH: 78' - 1"  
 DEPTH: 65' - 5"



REAR EXTERIOR

5-SET  
\$845

8-SET  
\$900

REPRO  
\$1,270

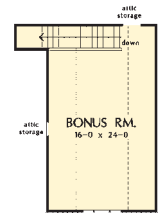
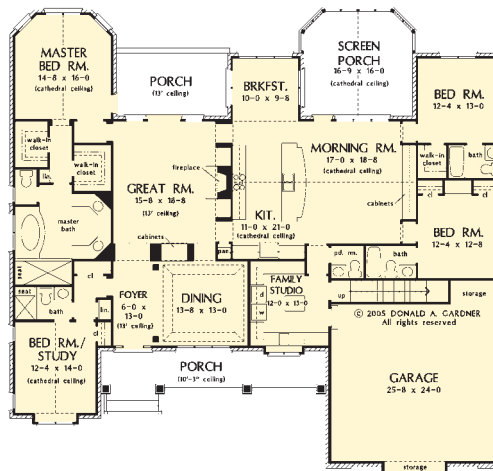
CAD  
N/A

PDF  
N/A



**PLAN #** HWR0900112

STYLE: NEW AMERICAN  
 SQUARE FOOTAGE: 3,080  
 BONUS SPACE: 498 SQ. FT.  
 BEDROOMS: 4  
 BATHROOMS: 4½  
 WIDTH: 75' - 7"  
 DEPTH: 72' - 3"



**LAVISH MASTER  
 BEDROOM AND  
 BATH**



REAR EXTERIOR

5-SET  
\$925

8-SET  
\$980

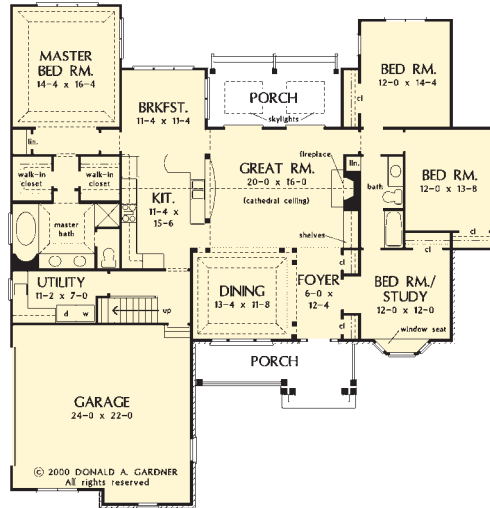
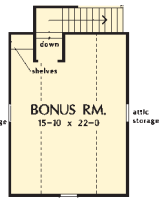
REPRO  
\$1,360

CAD  
N/A

PDF  
N/A

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**PLAN # HWR0900113**

STYLE: CRAFTSMAN

SQUARE FOOTAGE: 2,353

BONUS SPACE: 353 SQ. FT.

BEDROOMS: 4

BATHROOMS: 2

WIDTH: 65' - 8"

DEPTH: 67' - 10"



REAR EXTERIOR

5-SET  
\$800

8-SET  
\$855

REPRO  
\$1,200

CAD  
N/A

PDF  
N/A



**PLAN # HWR0900114**

STYLE: COUNTRY

FIRST FLOOR: 2,065 SQ. FT.

SECOND FLOOR: 596 SQ. FT.

TOTAL: 2,661 SQ. FT.

BONUS SPACE: 483 SQ. FT.

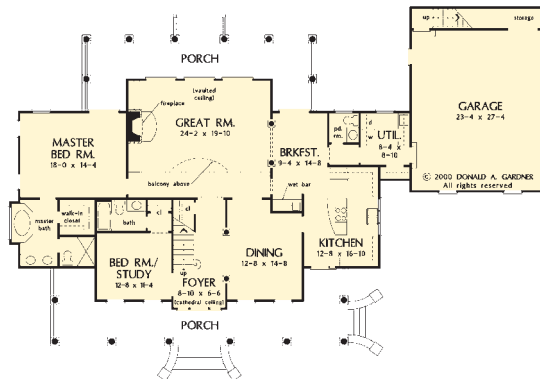
BEDROOMS: 4

BATHROOMS: 3½

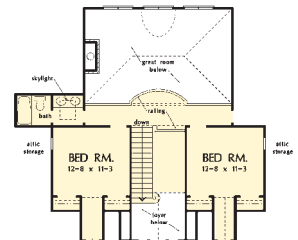
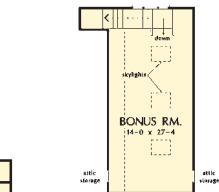
WIDTH: 92' - 0"

DEPTH: 57' - 8"

SEE PHOTOS OF THE  
FINISHED HOME ON  
**EPLANS.COM**



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$900

REPRO  
\$1,270

CAD  
N/A

PDF  
N/A

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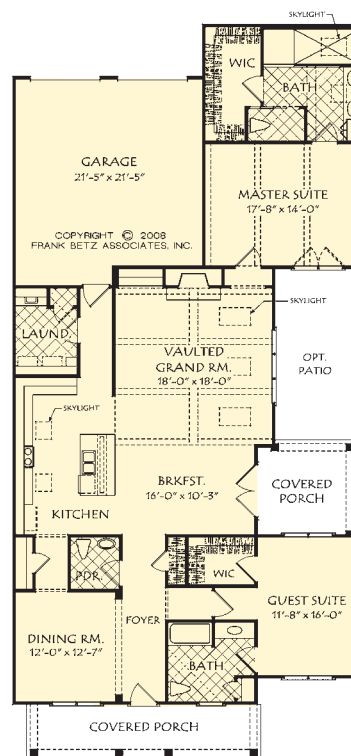
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THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.





# PLAN # HWR0900115

**STYLE:** COTTAGE  
**SQUARE FOOTAGE:** 2,130  
**BEDROOMS:** 2  
**BATHROOMS:** 2½  
**WIDTH:** 40' - 0"  
**DEPTH:** 84' - 0"  
**FOUNDATION:** SLAB



*This Dutch* Colonial-inspired cottage has all of the charm of some of America's earliest homes, but with all the modern conveniences of a new home. Clapboard, shutters, and gables exude timeless, understated elegance. Inside, the home is equally light and airy. Large windows and vaulted ceilings create a sense of accessible regality. The floorplan mirrors this spacious feeling, perfect for entertaining today and essential for independent mobility in the future.

5-SET  
\$795

8-SET  
\$855

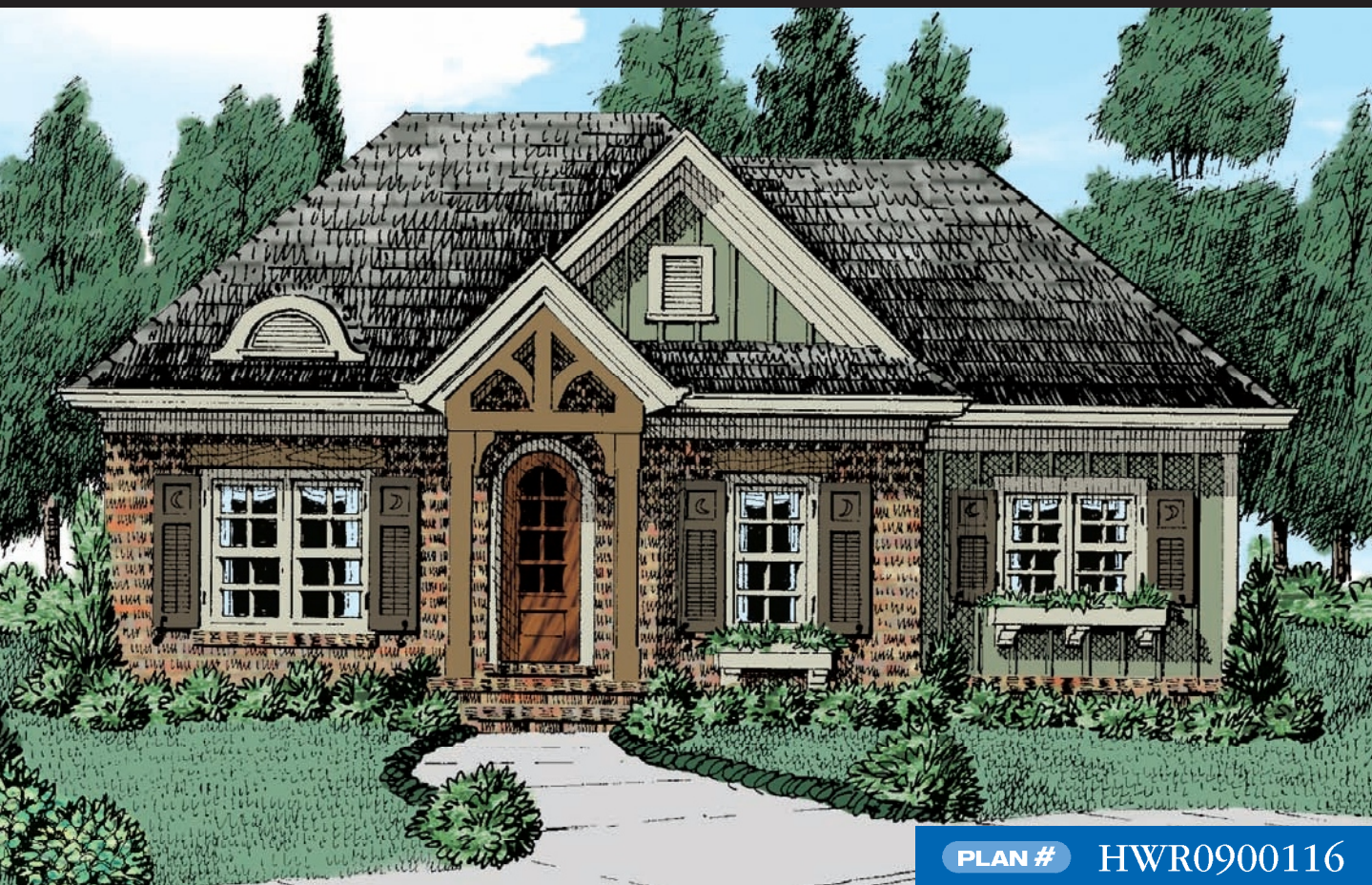
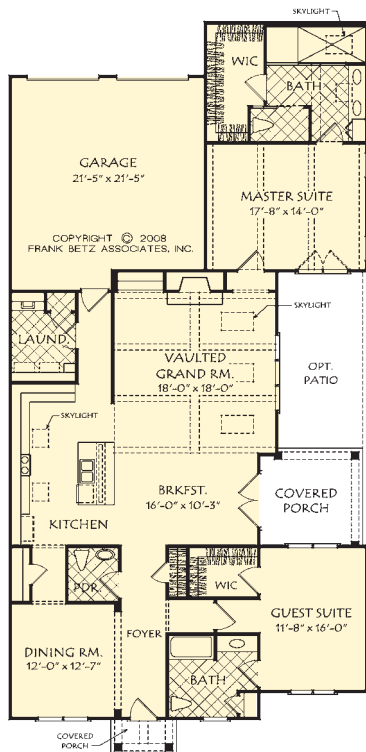
REPRO  
\$1,065

CAD  
\$1,815

PDF  
\$1,128

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**PLAN # HWR0900116**
**STYLE: COTTAGE**
**SQUARE FOOTAGE: 2,130**
**BEDROOMS: 2**
**BATHROOMS: 2½**
**WIDTH: 40' - 0"**
**DEPTH: 81' - 6"**
**FOUNDATION: SLAB**


*This home* has been designed with the owner's comfort at the forefront attention. The large master suite is positioned opposite of the road for maximum privacy and quiet rest. The plan also allows for the master bath to be customized: there is even room for a separate luxurious whirlpool tub, perfect for soaking away stress and tension. Both of the home's bedrooms feature large, walk-in closets with ample storage.

**5-SET  
\$795**
**8-SET  
\$855**
**REPRO  
\$1,065**
**CAD  
\$1,815**
**PDF  
\$1,128**

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# PLAN # HWR0900117

STYLE: COTTAGE

FIRST FLOOR: 1,724 SQ. FT.

SECOND FLOOR: 920 SQ. FT.

TOTAL: 2,644 SQ. FT.

BEDROOMS: 4

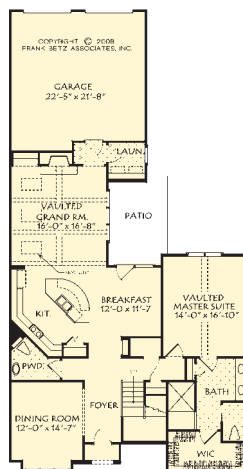
BATHROOMS: 3½

WIDTH: 40' - 0"

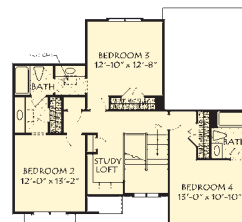
DEPTH: 78' - 0"

FOUNDATION: SLAB

*This two-story* brick beauty is an excellent option for families, both now and in the future. The kitchen, open to the vaulted great room, is large enough for several cooks or a wheelchair to make their way around while cooking. The master suite is conveniently located just off the breakfast nook, while three other bedrooms are located on the home's second level. This arrangement allows kids to have their own space today, and continued independence for aging homeowners well into the future.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$910

REPRO  
\$1,145

CAD  
\$1,915

PDF  
\$1,208

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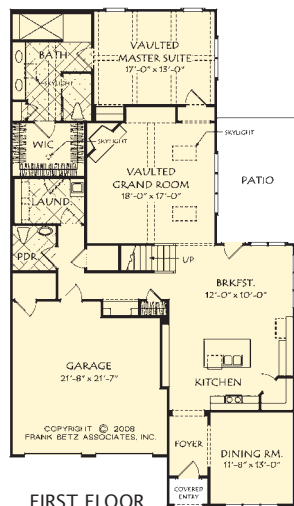


**LOOK UP:  
GREAT CEILINGS**

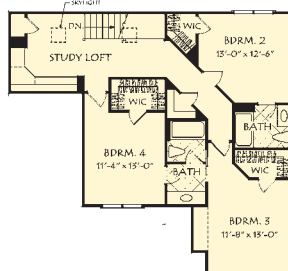


**PLAN # HWR0900118**

*This home* emphasizes easy living through a free-flowing floorplan and private spaces for retreat. Enter the combination kitchen breakfast nook through a wide foyer. Continue through the vaulted great room and retreat to the master suite; the bathroom's plans allow for customization. Upstairs are three additional bedrooms, all of which have walk-in closets, and two full baths - a perfect space for kids or grandkids to retreat to themselves.



FIRST FLOOR



SECOND FLOOR

STYLE: COTTAGE

FIRST FLOOR: 1,783 SQ. FT.

SECOND FLOOR: 1,021 SQ. FT.

TOTAL: 2,804 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 40' - 0"

DEPTH: 70' - 0"

FOUNDATION: SLAB

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

CAD  
\$2,085

PDF  
\$1,288

Bonus rooms generally are not calculated in the total square footage of a home.





# PLAN # HWR0900119

STYLE: COTTAGE

FIRST FLOOR: 2,050 SQ. FT.

SECOND FLOOR: 846 SQ. FT.

TOTAL: 2,896 SQ. FT.

BEDROOMS: 4

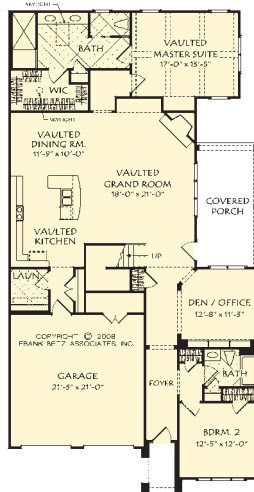
BATHROOMS: 3

WIDTH: 40' - 0"

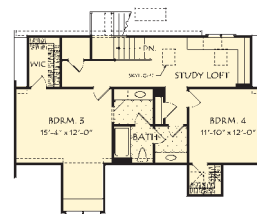
DEPTH: 77' - 0"

FOUNDATION: SLAB

*The great room* of this home is truly grand. Getting around the kitchen and living and eating areas is a breeze as the space is on one level without walls to break the flow of space up. The L-shaped kitchen includes a large island. The master suite, located at the rear of the house, features an open bathroom, which can be modified to include a separate soaking tub. Upstairs, two bedrooms, both of which have walk-in closets, share a full bath.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

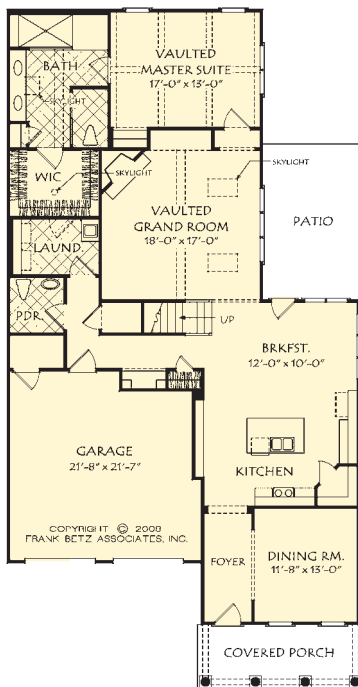
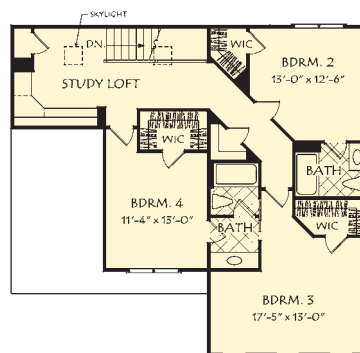
REPRO  
\$1,225

CAD  
\$2,085

PDF  
\$1,288

A materials list outlines your home's building materials, simplifying your cost-to-build estimate.




**PLAN # HWR0900120**
**STYLE: COTTAGE**
**FIRST FLOOR: 1,807 SQ. FT.**
**SECOND FLOOR: 1,063 SQ. FT.**
**TOTAL: 2,870 SQ. FT.**
**BEDROOMS: 4**
**BATHROOMS: 3½**
**WIDTH: 40' - 0"**
**DEPTH: 76' - 10"**
**FOUNDATION: SLAB**

**FIRST FLOOR**

**SECOND FLOOR**

*The distinctive* allure of this home lies in its classical styling. A strong gable and sturdy columns harken back to simpler times. Inside, simple times still exist, though. The breezy, open layout of this home make moving from the eating area to the living area to the sleeping area a pleasant experience for all members of the family.

**5-SET  
\$915**
**8-SET  
\$970**
**REPRO  
\$1,225**
**CAD  
\$2,085**
**PDF  
\$1,288**

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# PLAN # HWR0900121

STYLE: NEW AMERICAN

FIRST FLOOR: 1,688 SQ. FT.

SECOND FLOOR: 558 SQ. FT.

TOTAL: 2,246 SQ. FT.

BONUS SPACE: 269 SQ. FT.

BEDROOMS: 4

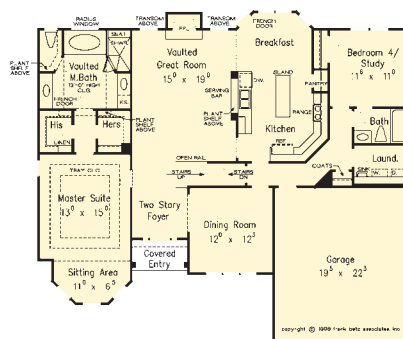
BATHROOMS: 3

WIDTH: 54' - 0"

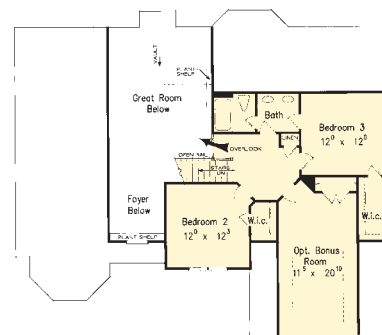
DEPTH: 48' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*Brick elegance*, high-pitched rooflines, and a whimsical turret grant this design true stature. The canted bay sitting area in the master suite provides sunny respite and quiet solitude. The vaulted great room makes an excellent gathering spot and spills over into a big, airy kitchen. Guests can make use of the optional study/bedroom.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

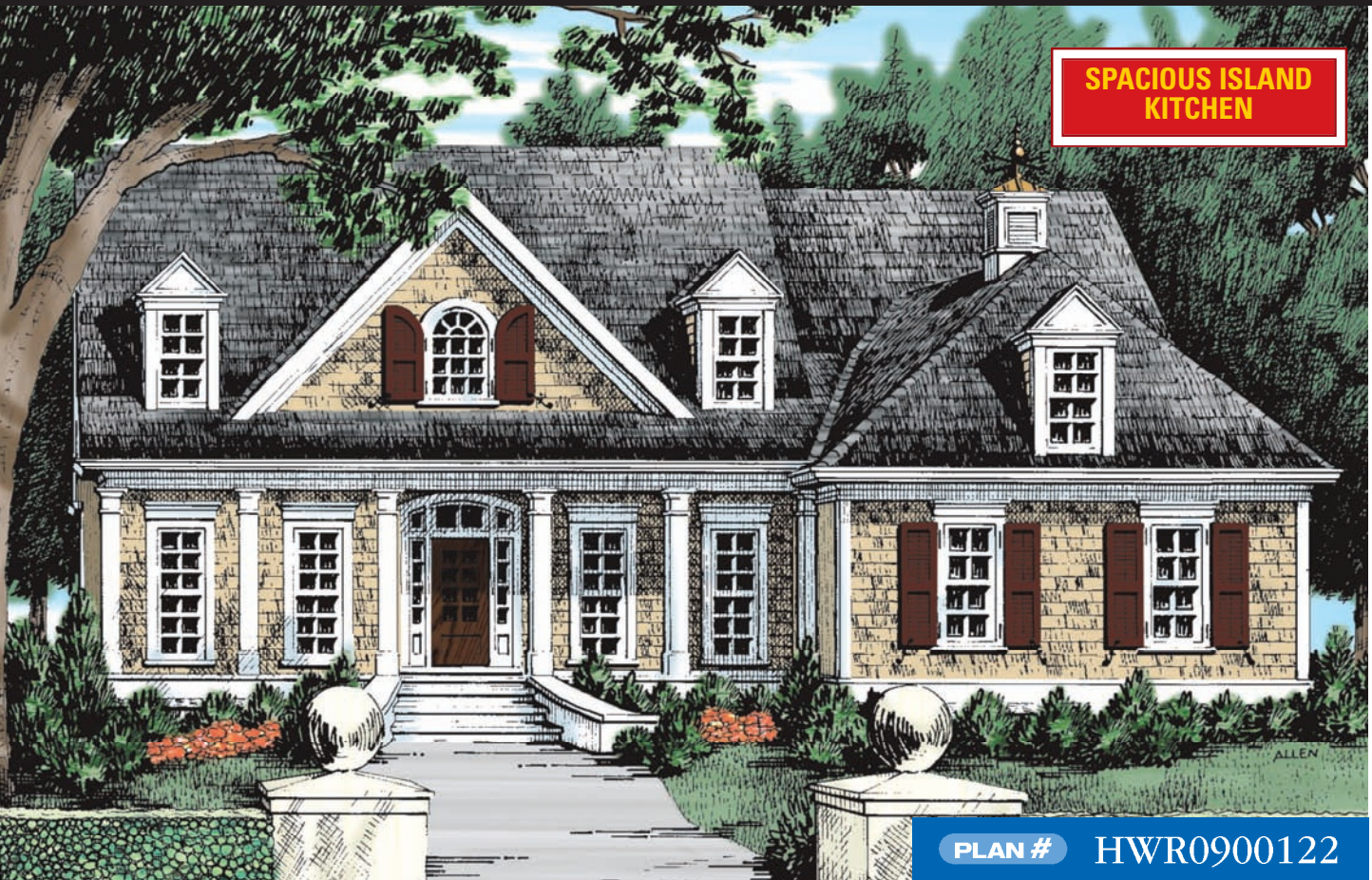
REPRO  
\$1,225

CAD  
\$2,085

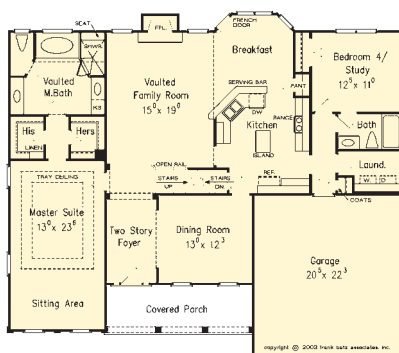
PDF  
\$1,288

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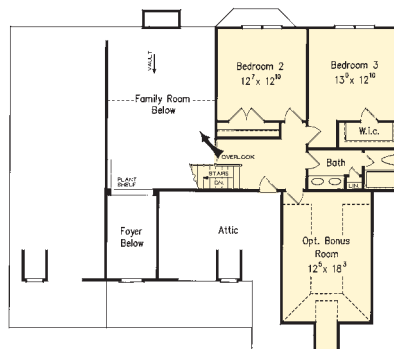


**SPACIOUS ISLAND  
KITCHEN**

**PLAN # HWR0900122**

*An attention-grabbing* exterior and a versatile layout inside highlight this two-story country home. The kitchen fits well with the sunny breakfast bay and the hearth-warmed family room. The master suite contains a well-lit sitting area and a lavish bath with twin vanities, a shower with a seat, and a huge tub. Upstairs, two bedrooms share a bath and an overlook into the family room.



FIRST FLOOR



SECOND FLOOR

**STYLE: GREEK REVIVAL**
**FIRST FLOOR: 1,805 SQ. FT.**
**SECOND FLOOR: 593 SQ. FT.**
**TOTAL: 2,398 SQ. FT.**
**BONUS SPACE: 255 SQ. FT.**
**BEDROOMS: 4**
**BATHROOMS: 3**
**WIDTH: 55' - 0"**
**DEPTH: 48' - 0"**
**FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT**
**5-SET  
\$845**
**8-SET  
\$910**
**REPRO  
\$1,145**
**CAD  
\$1,915**
**PDF  
\$1,208**

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# **PLAN # HWR0900123**

STYLE: BUNGALOW

SQUARE FOOTAGE: 1,724

BONUS SPACE: 375 SQ. FT.

BEDROOMS: 3

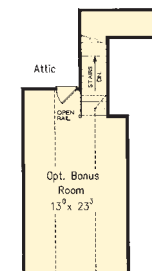
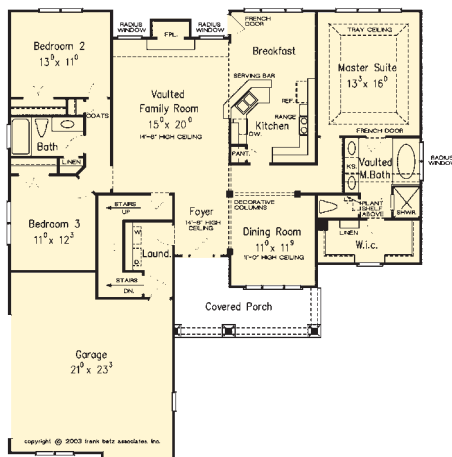
BATHROOMS: 2

WIDTH: 53' - 6"

DEPTH: 58' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*This down-home*, one-story plan has all the comforts and necessities for solid family living. The vaulted family room along with the adjoining country-style kitchen and breakfast nook are at the center of the plan. A formal dining room is marked off by decorative columns. The resplendent master suite assumes the entire right wing, separated from two more bedrooms located on the other side of the home. Built-in plant shelves in the master bath create a garden-like environment.



5-SET  
\$630

8-SET  
\$690

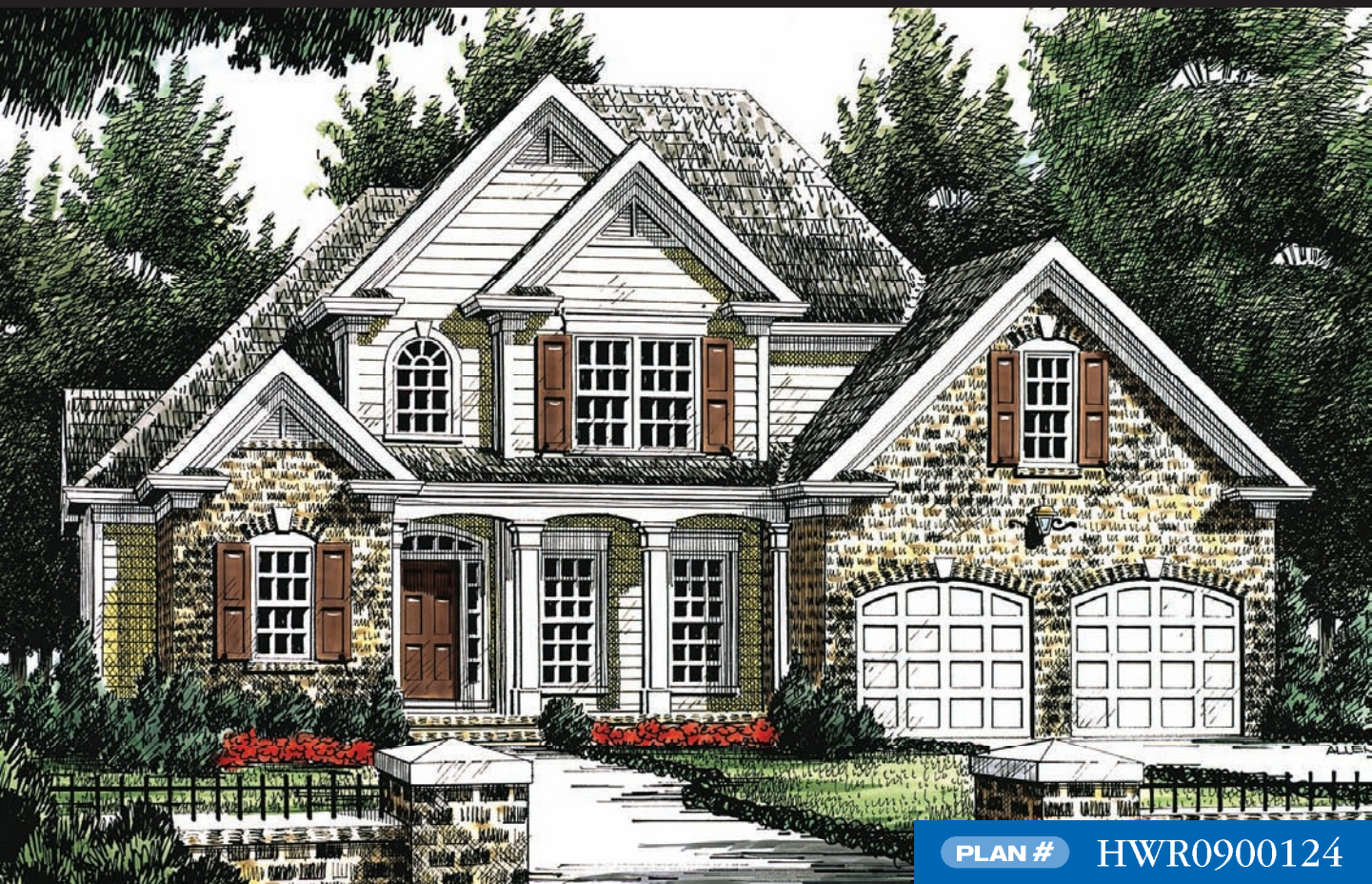
REPRO  
\$870

CAD  
\$1,400

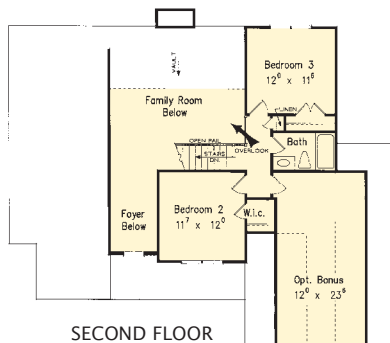
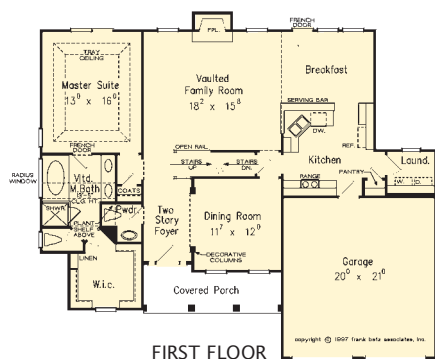
PDF  
\$933

Garages and porches are never calculated in the total square footage of a home.




**PLAN # HWR0900124**
**STYLE: NEW AMERICAN**
**FIRST FLOOR: 1,382 SQ. FT.**
**SECOND FLOOR: 436 SQ. FT.**
**TOTAL: 1,818 SQ. FT.**
**BONUS SPACE: 298 SQ. FT.**
**BEDROOMS: 3**
**BATHROOMS: 2½**
**WIDTH: 52' - 4"**
**DEPTH: 45' - 10"**
**FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT**

*Variety in* the facade is just a prelude to the charm to be found inside this attractive three-bedroom home. The two-story foyer opens on the right to a formal dining room, then leads back to a vaulted family room—complete with a warming fireplace. The efficient kitchen offers a breakfast bar and easy access to the breakfast area. The master suite is lavish with its amenities. Upstairs, two family bedrooms share a full hall bath.


**5-SET  
\$740**
**8-SET  
\$810**
**REPRO  
\$1,000**
**CAD  
\$1,735**
**PDF  
\$1,063**

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# PLAN # HWR0900125

STYLE: CRAFTSMAN

SQUARE FOOTAGE: 2,325

BONUS SPACE: 725 SQ. FT.

BEDROOMS: 3

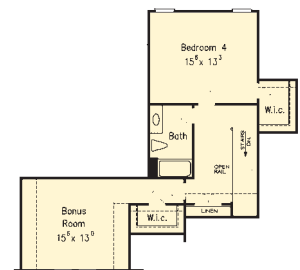
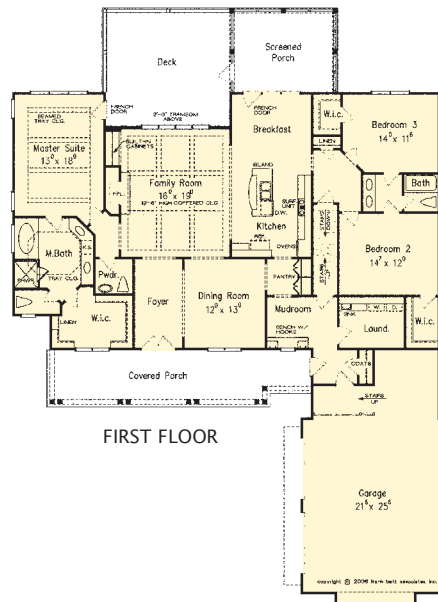
BATHROOMS: 2½

WIDTH: 64' - 6"

DEPTH: 88' - 4"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT

*Handsome Craftsman* details add appeal to this cottage home. Interior highlights include upgraded ceiling treatments, easy access to outdoor living space, and ample common areas. The well-appointed master suite rivals homes of larger size. Two generous secondary bedrooms share a Jack-and-Jill bath on the right wing. A potential guest suite resides on the second floor along with room to expand.



5-SET  
\$845

8-SET  
\$910

REPRO  
\$1,145

CAD  
\$1,915

PDF  
\$1,208

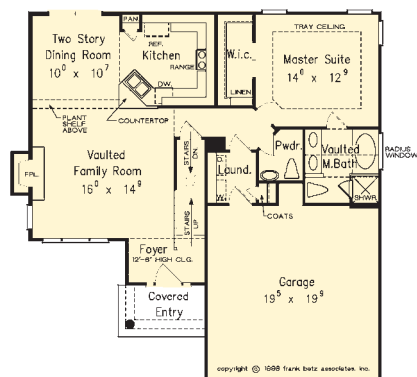
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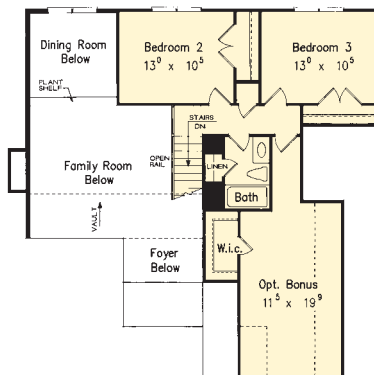


# PLAN # HWR0900126

*Arched transoms* set off by keystones add the final details to a traditional exterior. The foyer opens to a vaulted family room that enjoys a warm fireplace. The U-shaped kitchen features an angled countertop and spacious pantry. Down the hall, the abundant master suite boasts a tray ceiling. Upstairs, two additional bedrooms share a full bath—note that both bedrooms enjoy French doors. An optional bonus room with a walk-in closet is included in this plan.



FIRST FLOOR



SECOND FLOOR

STYLE: COTTAGE

FIRST FLOOR: 1,001 SQ. FT.

SECOND FLOOR: 466 SQ. FT.

TOTAL: 1,467 SQ. FT.

BONUS SPACE: 292 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 42' - 0"

DEPTH: 42' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

When accuracy matters, a materials list will help you and your builder more accurately estimate your cost-to-build.





## PLAN # HWR0900127

STYLE: NEW AMERICAN  
SQUARE FOOTAGE: 1,502

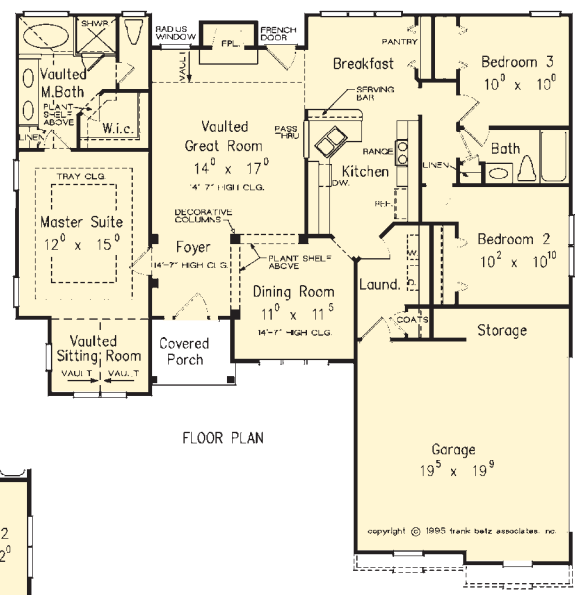
BEDROOMS: 3

BATHROOMS: 2

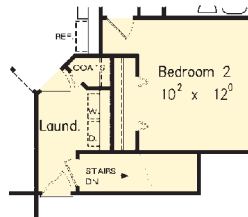
WIDTH: 51' - 0"

DEPTH: 50' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



FLOOR PLAN



*This plan* masterfully combines architectural style with a smaller square footage. Elegant ceiling details and window treatments prevail throughout this three-bedroom home. Livability is also a part of the design with the kitchen conveniently located next to the garage and a sitting room in the owners suite.

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

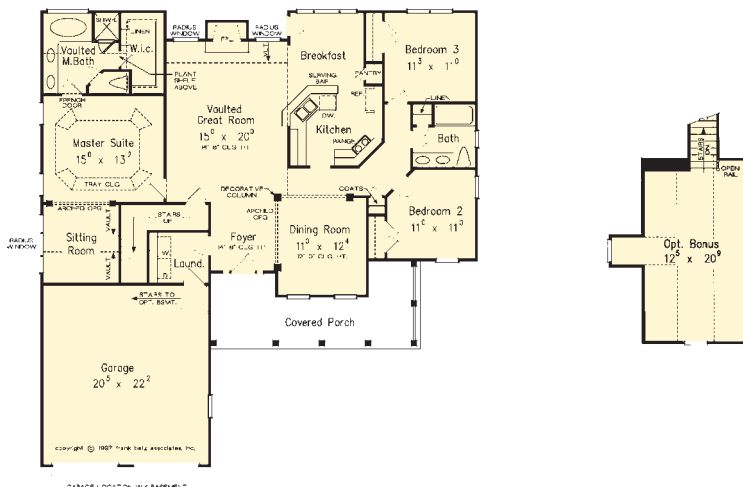
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PLAN # HWR0900128

*This cozy* country cottage is enhanced with a front-facing planter box above the garage and a charming covered porch. The foyer leads to a vaulted great room, complete with a fireplace and radius windows. Decorative columns complement the entrance to the dining room, as does the arched opening. The master suite includes a vaulted sitting room with a radius window.



STYLE: COUNTRY
SQUARE FOOTAGE: 1,749
BONUS SPACE: 308 SQ. FT.
BEDROOMS: 3
BATHROOMS: 2
WIDTH: 54' - 0"
DEPTH: 56' - 6"
FOUNDATION: CRAWLSPACE, SLAB, UNFINISHED WALKOUT BASEMENT

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

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FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



**PLAN # HWR0900129**

STYLE: COTTAGE

FIRST FLOOR: 1,448 SQ. FT.

SECOND FLOOR: 527 SQ. FT.

TOTAL: 1,975 SQ. FT.

BONUS SPACE: 368 SQ. FT.

BEDROOMS: 3

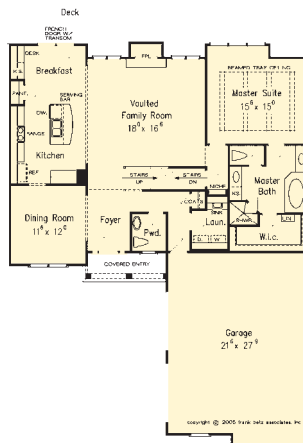
BATHROOMS: 2½

WIDTH: 46' - 0"

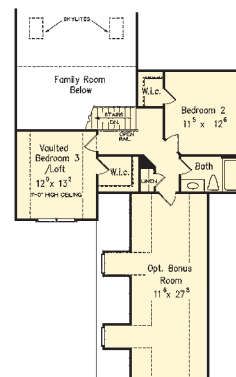
DEPTH: 62' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*On the outside*, the facade incorporates stone, siding, and dormers to create a traditional facade with an attractive courtyard entry. Inside, a fantastic open floor plan unites all of the family living areas in one unrestricted space. Personal interaction will be at a maximum level whether entertaining a large group or just going about household chores. A fireplace is the focal point of the family room, and a rear deck creates a pleasant space for outdoor living.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$740

8-SET  
\$810

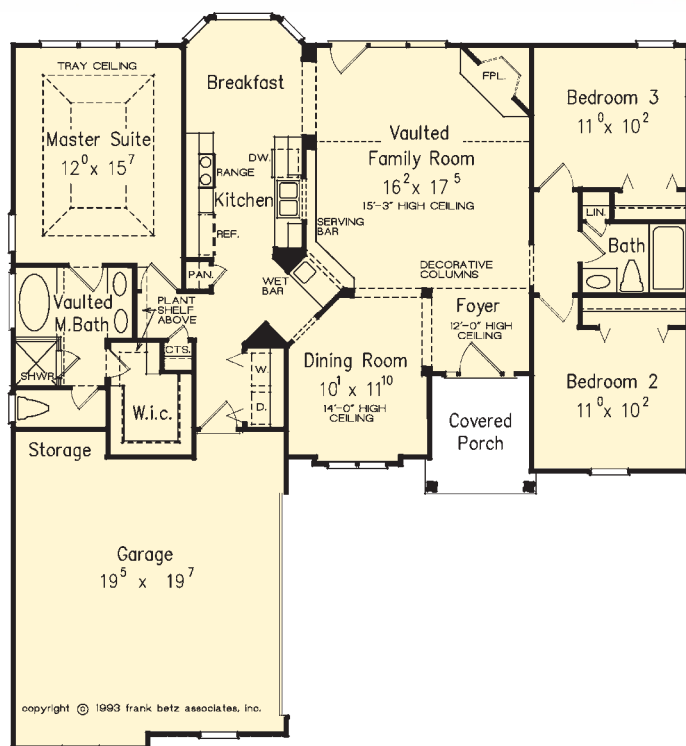
REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

If you're thinking of modifying a plan, be sure to purchase in CAD, PDF or Reproducible formats.




**PLAN # HWR0900130**
**STYLE: FRENCH COUNTRY**
**SQUARE FOOTAGE: 1,429**
**BEDROOMS: 3**
**BATHROOMS: 2**
**WIDTH: 49' - 0"**
**DEPTH: 53' - 0"**
**FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT**


*This home's* gracious exterior is indicative of the elegant yet extremely livable floor plan inside. The formal dining room is set off from the foyer and vaulted family room with stately columns. The family room has a corner fireplace, backyard door, and serving bar from the open galley kitchen. A bayed breakfast nook flanks the kitchen on one end and a wet bar/serving pantry leads to the dining room on the other. The split-bedroom plan allows the amenity-rich master suite maximum privacy.

**5-SET  
\$685**
**8-SET  
\$750**
**REPRO  
\$935**
**CAD  
\$1,570**
**PDF  
\$998**

Over 50% of our plan buyers also purchase a materials list to improve estimating accuracy.





# PLAN # HWR0900131

STYLE: NEW AMERICAN

FIRST FLOOR: 2,384 SQ. FT.

SECOND FLOOR: 1,050 SQ. FT.

TOTAL: 3,434 SQ. FT.

BONUS SPACE: 228 SQ. FT.

BEDROOMS: 4

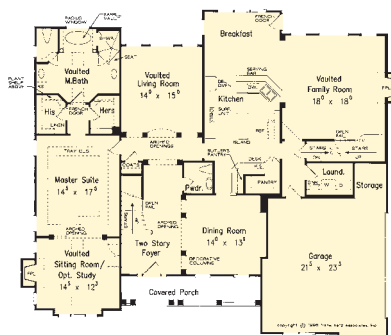
BATHROOMS: 3½

WIDTH: 65' - 8"

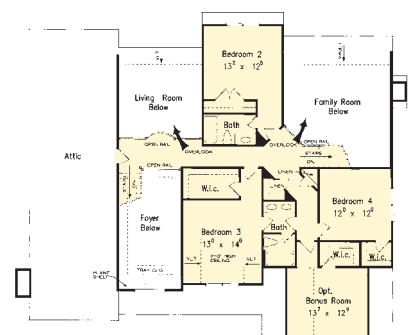
DEPTH: 57' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*The covered* front porch of this stucco home opens to a two-story foyer and one of two staircases. Arched openings lead into both the formal dining room and the vaulted living room. The kitchen features a walk-in pantry, built-in desk, work island, and separate snack bar. Nearby, the breakfast area opens to the family room. Lavish in its amenities, the master suite offers a separate vaulted sitting room with a fireplace, among other luxuries. Three bedrooms are found on the second floor.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

CAD  
\$2,085

PDF  
\$1,288

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**PLAN # HWR0900132**

STYLE: NEW AMERICAN

SQUARE FOOTAGE: 1,575

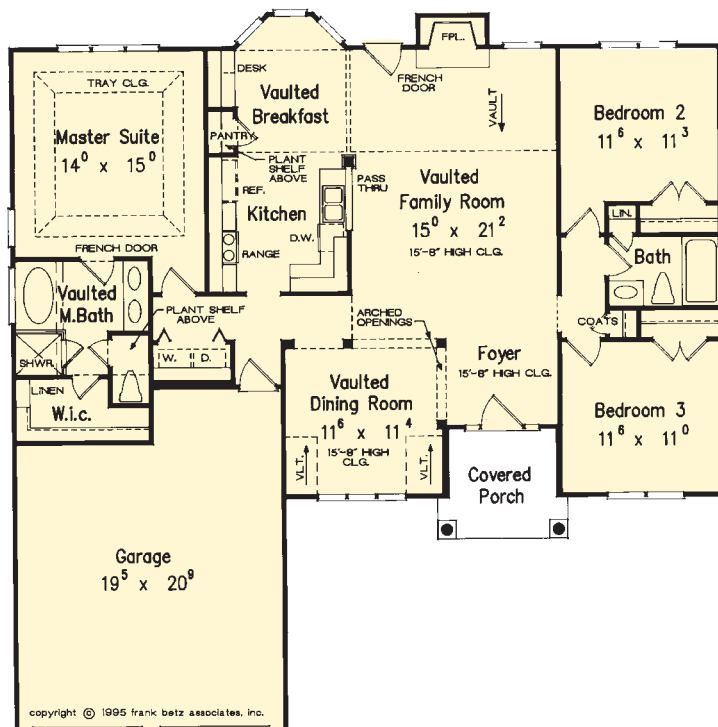
BEDROOMS: 3

BATHROOMS: 2

WIDTH: 52' - 0"

DEPTH: 52' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



*A lovely facade* opens this one-story home, with gable ends and dormer windows as decorative features. The interior features vaulted family and dining rooms—a fireplace in the family room offers warmth. Defined by columns, the formal dining experience is enhanced. The kitchen attaches to a bayed breakfast nook with a vaulted ceiling. A split floor plan has the family bedrooms on the right side and the master suite on the left. The master bedroom has a tray ceiling, vaulted bath, and walk-in closet.

5-SET  
\$630

8-SET  
\$690

REPRO  
\$870

CAD  
\$1,400

PDF  
\$933

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## PLAN # HWR0900133

STYLE: FRENCH COUNTRY

SQUARE FOOTAGE: 2,282

BONUS SPACE: 629 SQ. FT.

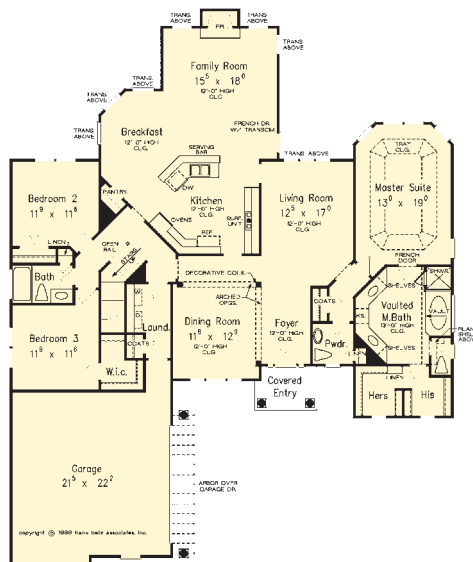
BEDROOMS: 3

BATHROOMS: 2½

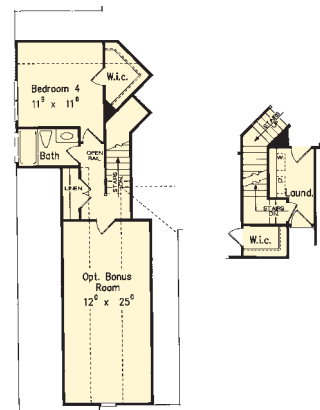
WIDTH: 60' - 0"

DEPTH: 75' - 4"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

*Columns and keystone* lintels lend a European aura to this stone-and-siding home. Arched openings and decorative columns define the formal dining room to the left of the foyer. Windows with transoms above draw sunshine into the living room. The kitchen with dividing island easily serves the bayed breakfast nook and family room. The master suite features a tray ceiling and a vaulted bathroom.

5-SET  
\$845

8-SET  
\$910

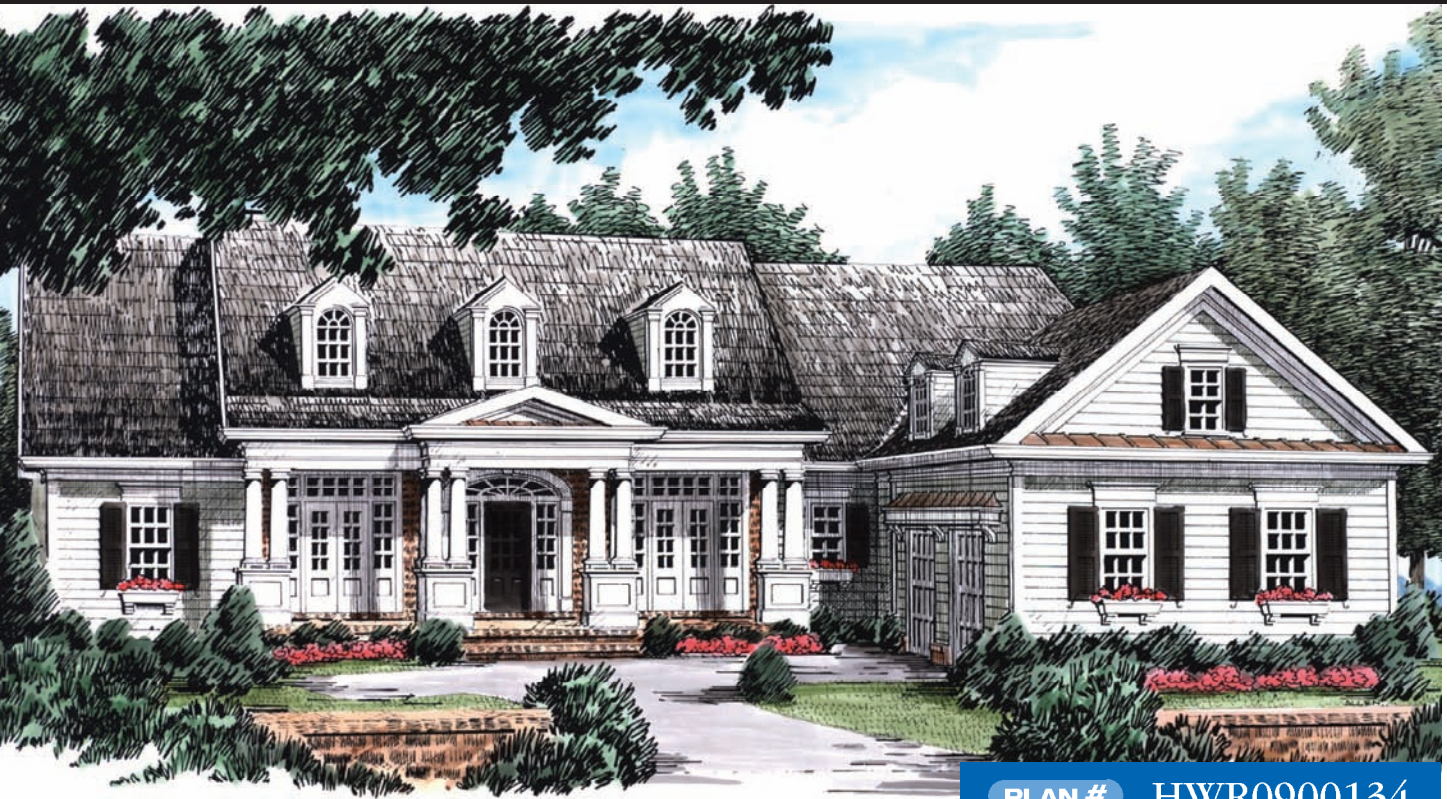
REPRO  
\$1,145

CAD  
\$1,915

PDF  
\$1,208

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**PLAN # HWR0900134**
**STYLE: FEDERAL - ADAMS**
**SQUARE FOOTAGE: 3,190**
**BONUS SPACE: 305 SQ. FT.**
**BEDROOMS: 4**
**BATHROOMS: 3½**
**WIDTH: 74' - 0"**
**DEPTH: 84' - 6"**
**FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT**

*This Southern* Colonial beauty will be the showpiece of any neighborhood. Inside, the vaulted great room makes an elegant statement with a bookshelf-framed fireplace and rear French doors. The island kitchen is made for gourmet entertaining, complete with a butler's pantry and a serving bar to the bayed breakfast nook. The adjacent vaulted keeping room is perfect for cozy gatherings. The left wing is devoted to the master suite, luxurious with a sitting bay and a vaulted bath with a step-up tub.


**FIRST FLOOR**

**SECOND FLOOR**
**5-SET  
\$740**
**8-SET  
\$810**
**REPRO  
\$1,000**
**CAD  
\$1,735**
**PDF  
\$1,063**

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## PLAN # HWR0900135

STYLE: COLONIAL REVIVAL

FIRST FLOOR: 2,037 SQ. FT.

SECOND FLOOR: 2,098 SQ. FT.

TOTAL: 4,135 SQ. FT.

BEDROOMS: 5

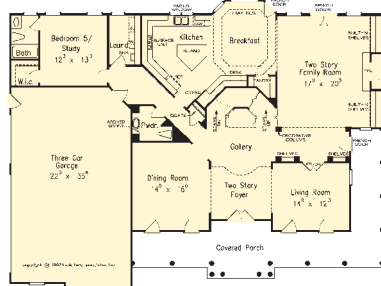
BATHROOMS: 4½

WIDTH: 68' - 6"

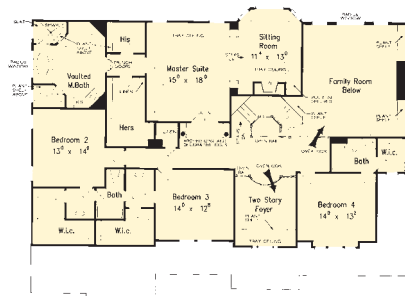
DEPTH: 53' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*This two-story* farmhouse has much to offer. The most exciting feature is the opulent master suite, which takes up almost the entire width of the upper level. French doors access the large master bedroom with its coffered ceiling. Steps lead to a separate sitting room with a fireplace and sun-filled bay window. On the first floor, an island kitchen and a bayed breakfast room flow into a two-story family room with a raised-hearth fireplace, built-in shelves, and French-door access to the rear yard.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$1,030

8-SET  
\$1,115

REPRO  
\$1,390

CAD  
\$2,500

PDF  
\$1,453

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**PLAN #** HWR0900136

STYLE: FRENCH COUNTRY

SQUARE FOOTAGE: 3,590

BONUS SPACE: 718 SQ. FT.

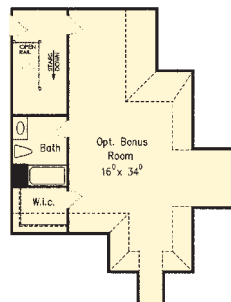
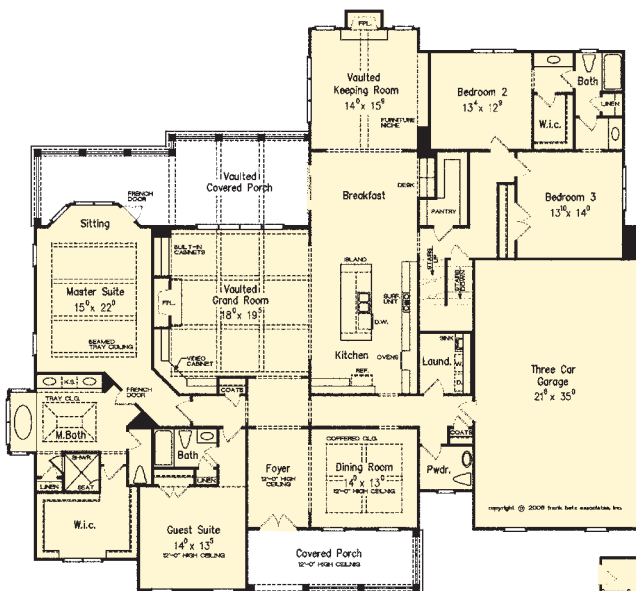
BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 83' - 0"

DEPTH: 76' - 4"

FOUNDATION: CRAWLSPACE,  
UNFINISHED BASEMENT



*This stately home* garners appreciation both inside and out. Upgraded ceiling treatments throughout lend a grand feel. The open layout fosters a perfect union with the outdoor living spaces, expanding the home. The master suite enjoys private access to the rear covered porch. Nearby, the pampering guest suite will please visitors. Two secondary bedrooms share a full bath on the opposite wing. Generous common areas allow fluid movement and the opportunity for creative decoration. Bonus space above is ideal for expansion.

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

CAD  
\$2,085

PDF  
\$1,288

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# PLAN # HWR0900137

STYLE: COTTAGE

FIRST FLOOR: 1,245 SQ. FT.

SECOND FLOOR: 453 SQ. FT.

TOTAL: 1,698 SQ. FT.

BONUS SPACE: 246 SQ. FT.

BEDROOMS: 3

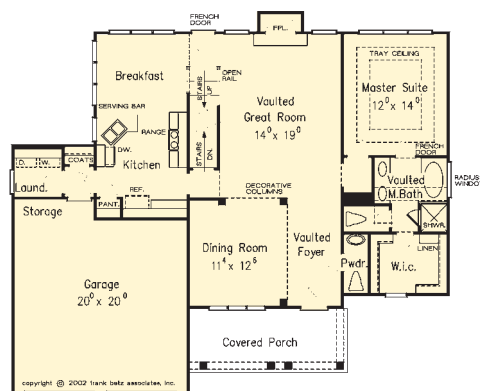
BATHROOMS: 2½

WIDTH: 50' - 6"

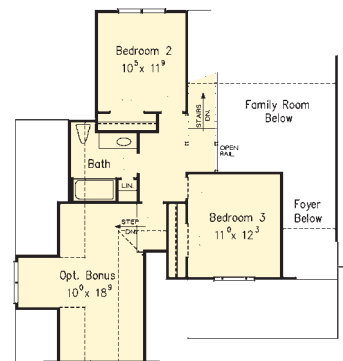
DEPTH: 44' - 4"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT

*Enter this home* through a welcoming covered front porch. A vaulted foyer allows for uninterrupted views to the rear windows of the great room. The dining room is open to the vaulted great room, but separated by a nice custom touch of columns. The kitchen allows for easy access to the laundry area, great room and dining room. A large light-filled breakfast nook is great for family meals. The master suite downstairs offers a gorgeous tray ceiling. Upstairs, find two additional bedrooms and a full bath.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$630

8-SET  
\$690

REPRO  
\$870

CAD  
\$1,270

PDF  
\$933

Reproducible plans are typically printed on vellum, Mylar, or sepia and can be customized by a professional.



# ELEGANT MASTER SUITE



PLAN # HWR0900138

*This two-story* home takes inspiration from the Georgian era with its window placement, hipped roof, and gables. The bay window, a modern element, adds sunlight to the sitting area in the master suite. The foyer leads past the grand staircase to the great room, where a fireplace creates an inviting atmosphere. The island kitchen, breakfast nook, and sunroom/keeping room have views of the rear property. The master suite finds privacy on the first floor; two family bedrooms rest on the second floor with a shared bath.

STYLE: NEW AMERICAN

FIRST FLOOR: 2,003 SQ. FT.

SECOND FLOOR: 579 SQ. FT.

TOTAL: 2,582 SQ. FT.

BONUS SPACE: 262 SQ. FT.

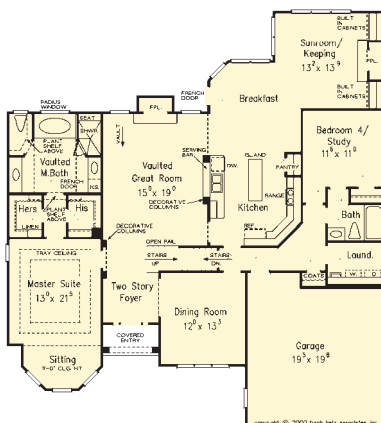
BEDROOMS: 4

BATHROOMS: 3

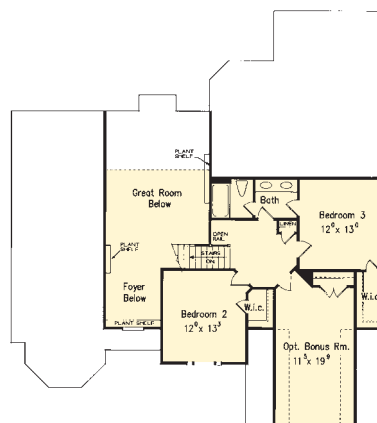
WIDTH: 54' - 0"

DEPTH: 60' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$910

REPRO  
\$1,145

CAD  
\$1,915

PDF  
\$1,208

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# PLAN # HWR0900139

STYLE: COTTAGE

FIRST FLOOR: 696 SQ. FT.

SECOND FLOOR: 786 SQ. FT.

TOTAL: 1,482 SQ. FT.

BONUS SPACE: 141 SQ. FT.

BEDROOMS: 3

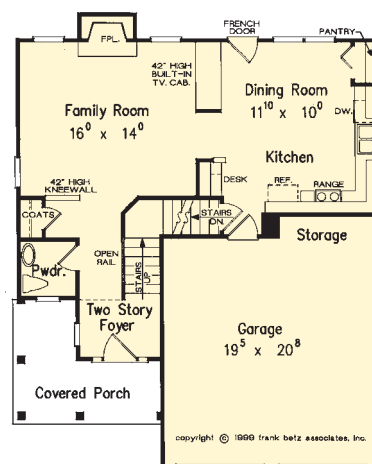
BATHROOMS: 2½

WIDTH: 33' - 0"

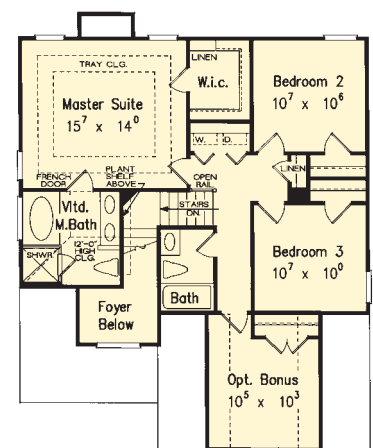
DEPTH: 41' - 4"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*Charming as a vacation home*, retirement cottage, or full-time residence, this Cape Cod-style plan packs a lot of living space into less than 1,500 square feet. Outside, brick accents, a flower box, and a covered front porch add country flavor; inside, an open design is modern and full of amenities. Don't miss the ultra-convenient upstairs laundry area.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$630

8-SET  
\$690

REPRO  
\$870

CAD  
\$1,400

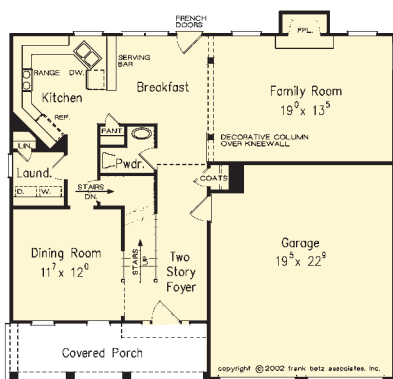
PDF  
\$933

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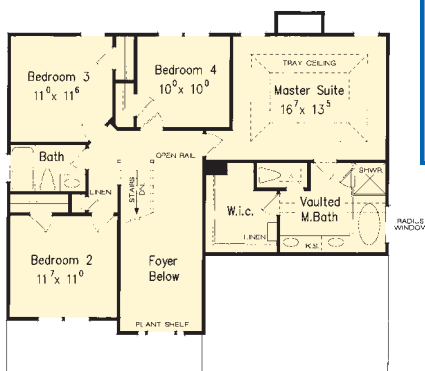



**PLAN # HWR0900140**

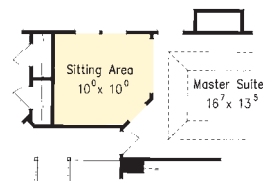
A *brick* one-story garage with a flower box and window lends this two-story home a cottage feel. Inside, efficient use of space and flexibility add to the appeal. A formal dining room opens from the two-story foyer and leads to a cleverly designed kitchen. A serving bar connects the kitchen and breakfast nook. The hearth-warmed family room is just steps away. Four bedrooms—three family bedrooms and a roomy master suite—fill the second level.



FIRST FLOOR



SECOND FLOOR



FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

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# PLAN # HWR0900141

STYLE: COTTAGE

FIRST FLOOR: 803 SQ. FT.

SECOND FLOOR: 1,182 SQ. FT.

TOTAL: 1,985 SQ. FT.

BEDROOMS: 4

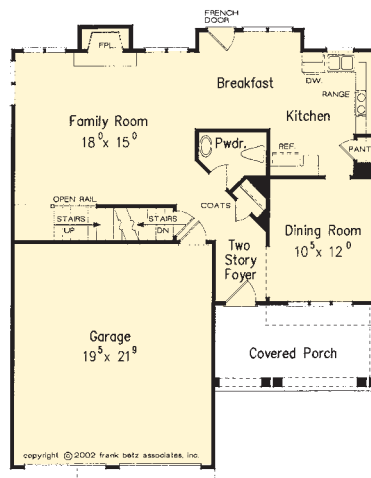
BATHROOMS: 2½

WIDTH: 36' - 0"

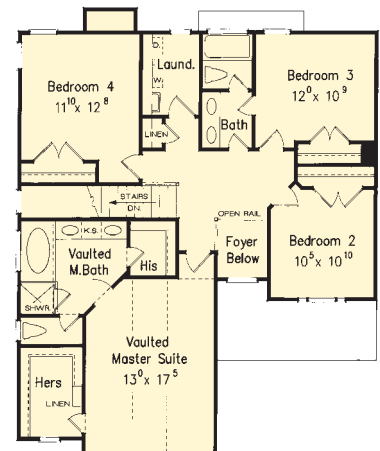
DEPTH: 43' - 4"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*This narrow-lot* home would be perfect nestled into an in-fill lot or standing prominently in a new development. Subtle angles direct traffic into the family room, where a warming fireplace awaits. An efficient kitchen opens to both the sunny breakfast nook and formal dining room, catering to any occasion. Upstairs, four bedrooms include a vaulted master suite with a lavish bath.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

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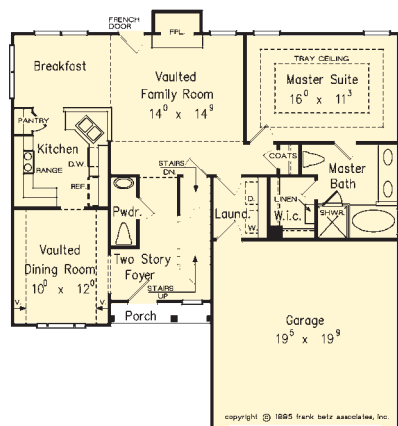


**LIGHT-FILLED  
BREAKFAST NOOK**

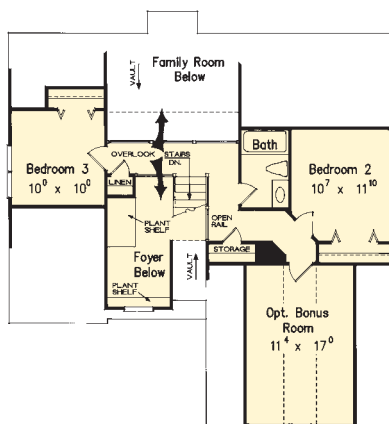


**PLAN # HWR0900142**

*An impression* of delicate elegance marks this exterior. The family room is warmed by a fireplace. The master suite offers a tray ceiling, a walk-in closet, and a bath that features a double-bowl vanity. Two upstairs bedrooms share a bath, a balcony, and linen and storage closets. Over the two-car garage, an optional bonus room could evolve into a recreation or hobby room.



FIRST FLOOR



SECOND FLOOR

STYLE: NEW AMERICAN

FIRST FLOOR: 1,067 SQ. FT.

SECOND FLOOR: 464 SQ. FT.

TOTAL: 1,531 SQ. FT.

BONUS SPACE: 207 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 41' - 0"

DEPTH: 44' - 4"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

5-SET  
\$685

8-SET  
\$750

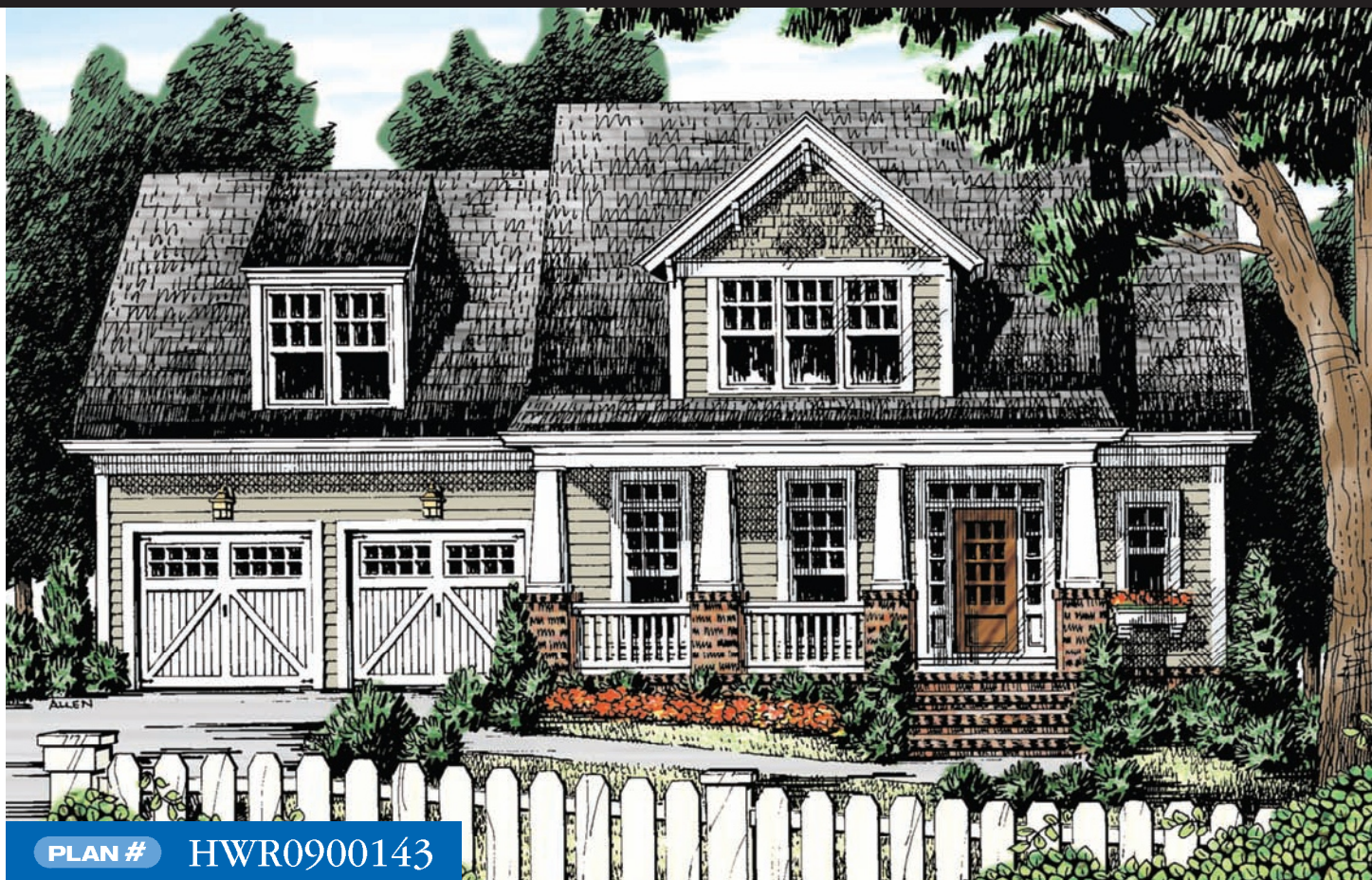
REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

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# **PLAN # HWR0900143**

STYLE: CRAFTSMAN

FIRST FLOOR: 1,561 SQ. FT.

SECOND FLOOR: 578 SQ. FT.

TOTAL: 2,139 SQ. FT.

BONUS SPACE: 238 SQ. FT.

BEDROOMS: 3

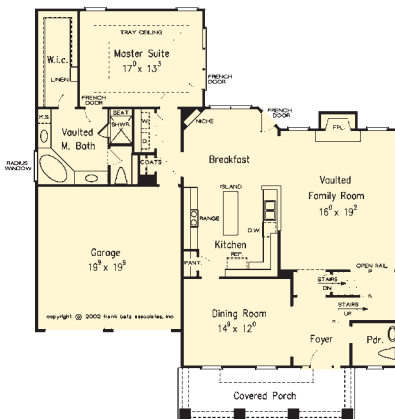
BATHROOMS: 2½

WIDTH: 50' - 0"

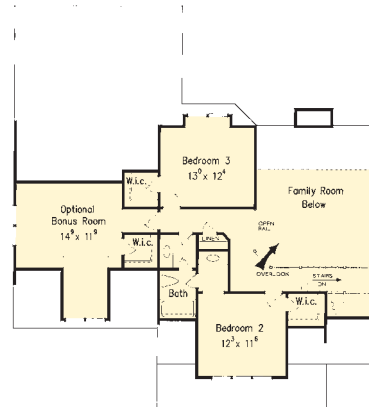
DEPTH: 56' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*Come home* to this delightful bungalow, created with you in mind. From the covered front porch, the foyer opens to the dining room on the left and vaulted family room ahead. An elongated island in the well-planned kitchen makes meal preparation a joy. A sunny breakfast nook is perfect for casual pursuits. Tucked to the rear, the master suite enjoys ultimate privacy and a luxurious break from the world with a vaulted bath and garden tub.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$910

REPRO  
\$1,145

CAD  
\$1,915

PDF  
\$1,208

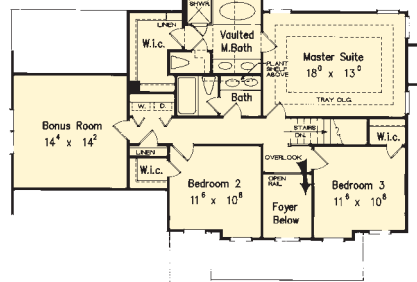
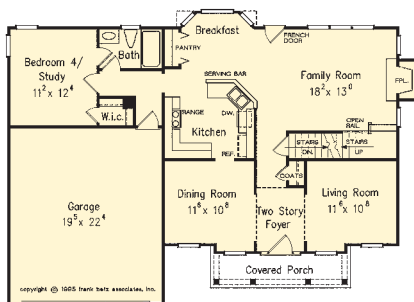
Want to hide a garage? Call us to convert this design to a side-entry garage.





**PLAN #** HWR0900144

*This grand* two-story home proves that tried- and-true traditional style is still the best! Thoughtful planning brings formal living areas to the forefront and places open, casual living areas to the rear of the plan. Bedroom 4 serves as a multipurpose room, providing the flexibility desired by today's homeowner. The second floor is devoted to the relaxing master suite, two secondary bedrooms, a full hall bath, and a balcony overlook.



STYLE: COLONIAL REVIVAL

FIRST FLOOR: 1,135 SQ. FT.

SECOND FLOOR: 917 SQ. FT.

TOTAL: 2,052 SQ. FT.

BONUS SPACE: 216 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 52' - 4"

DEPTH: 37' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

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# PLAN # HWR0900145

STYLE: FRENCH COUNTRY

FIRST FLOOR: 1,628 SQ. FT.

SECOND FLOOR: 527 SQ. FT.

TOTAL: 2,155 SQ. FT.

BONUS SPACE: 207 SQ. FT.

BEDROOMS: 3

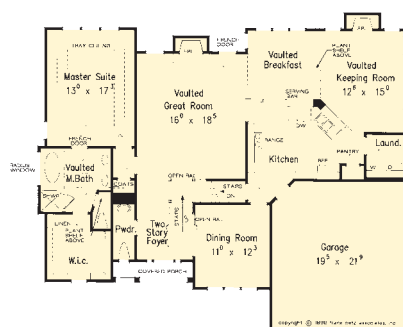
BATHROOMS: 2½

WIDTH: 54' - 0"

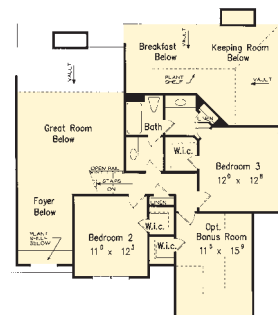
DEPTH: 46' - 10"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*Multiple rooflines*, charming stonework, and a covered entryway all combine to give this home plenty of curb appeal. Inside, the two-story foyer leads to either the formal dining room or the spacious, vaulted great room. An efficient kitchen offers an abundance of counter and cabinet space, plus a vaulted breakfast room and a nearby keeping room.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

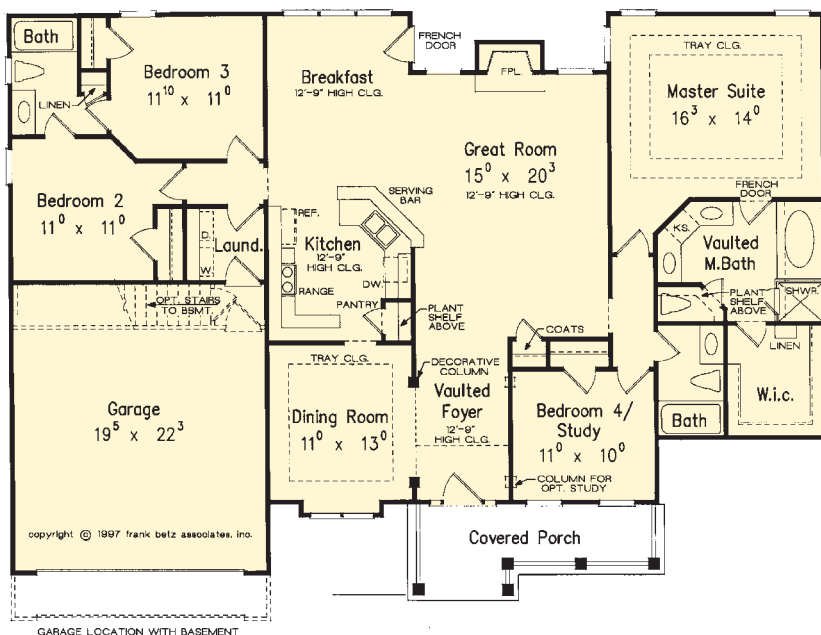
CAD  
\$2,085

PDF  
\$1,288

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**GATHER 'ROUND  
THIS GORGEOUS  
FIREPLACE**



**PLAN #** HWR0900146

STYLE: COUNTRY  
SQUARE FOOTAGE: 1,932

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 63' - 0"

DEPTH: 45' - 0"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT

*Special architectural* aspects turn this quaint home into much more than just another one-story ranch design. A central great room acts as the hub of the plan and is graced by a fireplace. It is separated from the kitchen by a convenient serving bar. Two bedrooms to the left share a full bath. The master suite and one additional bedroom are to the right.

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

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# PLAN # HWR0900147

STYLE: FRENCH COUNTRY

FIRST FLOOR: 1,415 SQ. FT.

SECOND FLOOR: 448 SQ. FT.

TOTAL: 1,863 SQ. FT.

BONUS SPACE: 297 SQ. FT.

BEDROOMS: 3

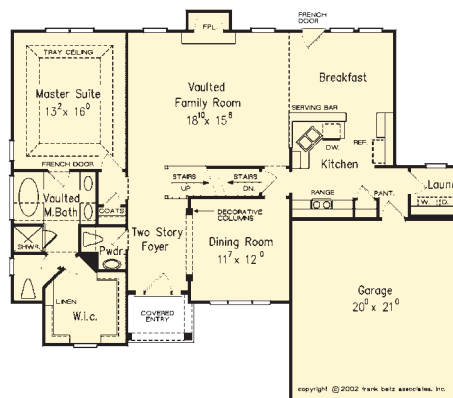
BATHROOMS: 2½

WIDTH: 53' - 0"

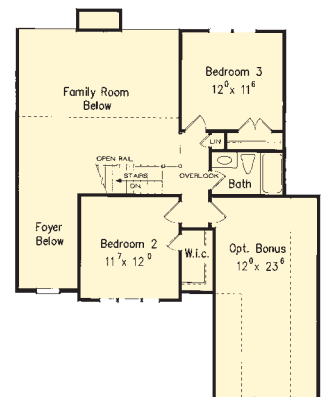
DEPTH: 45' - 10"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT

*Natural stone* and planter boxes evoke the romantic appeal of an English garden. This home's amenity-laden layout offers space for everyone. The formal dining room, offset by decorative columns, sits to the right of the foyer and is just a few steps from the spacious kitchen. A vaulted family room is open to the breakfast room and provides a cozy fireplace to curl up around. Find solace in the first-floor master suite.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

Want to move a garage? Call us to discuss your changes.





**PLAN #** HWR0900148

*Craftsman-style pillars* lend a country look to this Cape Cod-style home. An elegant entry opens to the vaulted family room, where a fireplace warms and bright windows illuminate. The kitchen is designed for the true chef, with step-saving orientation and a serving bar to the vaulted breakfast nook. A bedroom nearby is ideal for a home office or live-in help. The master suite is on the left, pampering with a vaulted bath and enormous walk-in closet. Two bedrooms upstairs share a full bath and an optional bonus room.

STYLE: CRAFTSMAN

FIRST FLOOR: 1,761 SQ. FT.

SECOND FLOOR: 577 SQ. FT.

TOTAL: 2,338 SQ. FT.

BONUS SPACE: 305 SQ. FT.

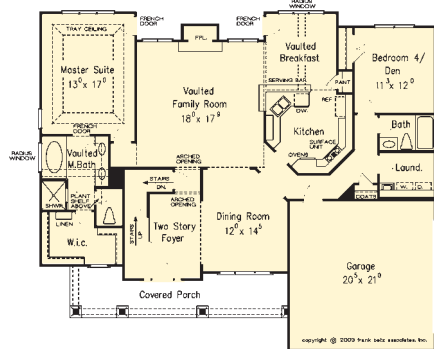
BEDROOMS: 4

BATHROOMS: 3

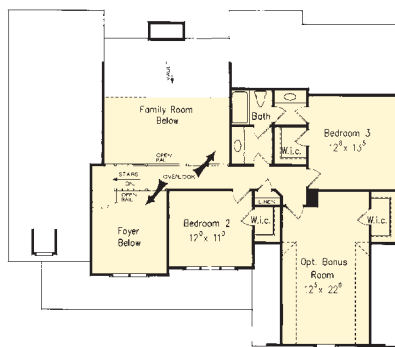
WIDTH: 56' - 0"

DEPTH: 48' - 0"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

Wish you could flip this house? Simply order this plan in "mirror reverse".





# PLAN # HWR0900149

STYLE: FRENCH COUNTRY

FIRST FLOOR: 1,205 SQ. FT.

SECOND FLOOR: 1,277 SQ. FT.

TOTAL: 2,482 SQ. FT.

BEDROOMS: 4

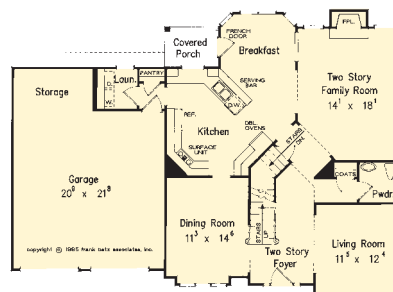
BATHROOMS: 2½

WIDTH: 53' - 6"

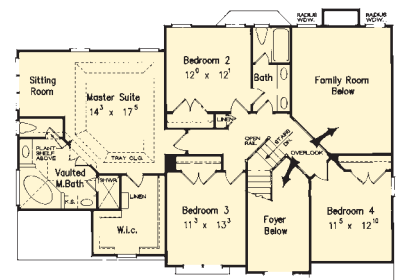
DEPTH: 39' - 4"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*A taste* of Europe is reflected in the arched windows topped off by keystones in this traditional design. Formal rooms flank the foyer, which leads to a two-story family room with a focal-point fireplace. The sunny breakfast nook opens to a covered porch through a French door. A spacious, well-organized kitchen features angled wrapping counters, double ovens, and a walk-in pantry. The master bedroom boasts a well-lit sitting area, a walk-in closet, and a lavish bath with a vaulted ceiling.



FIRST FLOOR



SECOND FLOOR

5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

Our "right-reading reverse" option is a mirror reverse of the plan shown here with all plan text reading left to right.



**A GORGEOUS  
GREAT ROOM**



**PLAN # HWR0900150**

STYLE: NEW AMERICAN

SQUARE FOOTAGE: 1,832

BONUS SPACE: 68 SQ. FT.

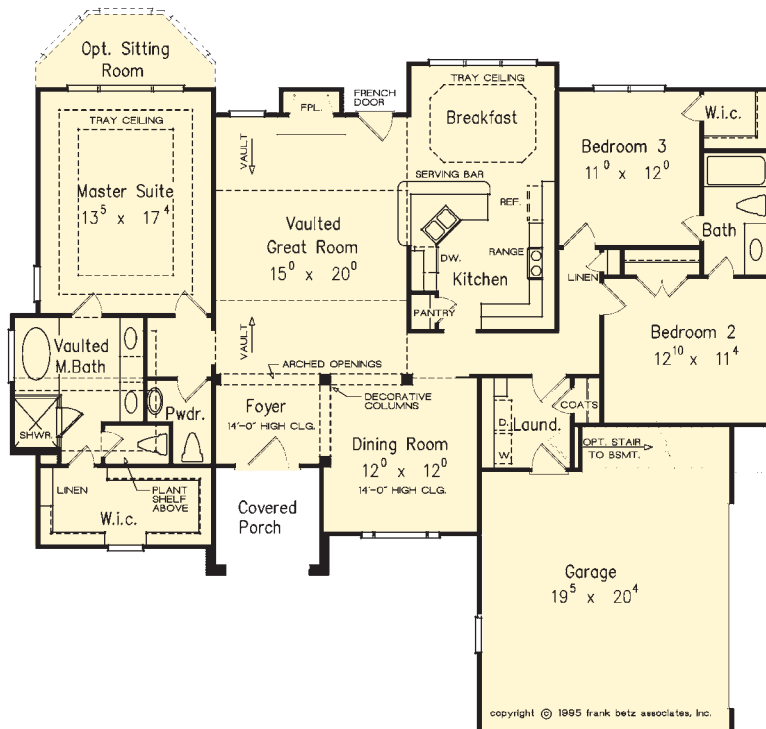
BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 59' - 6"

DEPTH: 52' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



*This compact* one-story has plenty of living in it. The master suite features an optional sun-washed sitting area with views to the rear of the home. A vaulted great room with fireplace conveniently accesses the kitchen via a serving bar. For formal occasions the dining room creates opulence with its decorative columns. Two family bedrooms flank the right of the home with a shared bath, linen storage, and easy access to laundry facilities.

5-SET  
\$685

8-SET  
\$750

REPRO  
\$935

CAD  
\$1,570

PDF  
\$998

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# PLAN # HWR0900151

STYLE: COTTAGE

SQUARE FOOTAGE: 1,432

BEDROOMS: 3

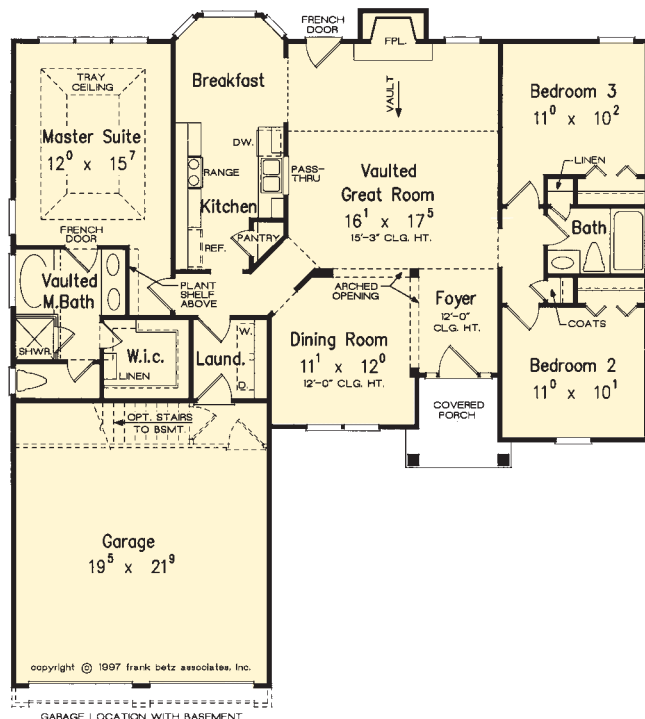
BATHROOMS: 2

WIDTH: 49' - 0"

DEPTH: 52' - 4"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

*The beauty* of this home lies in its simple yet efficient design and all its extras. Decorative touches include plant shelves, arched openings, and vaulted ceilings. The well-equipped kitchen enjoys a pass-through to the great room, very handy for social get-togethers. It also boasts a walk-in pantry. A tray ceiling, walk-in closet, resplendent bath with a separate glass shower and oval tub add splendor to the master suite. The two secondary bedrooms are secluded on the other side of the plan.



5-SET  
\$630

8-SET  
\$690

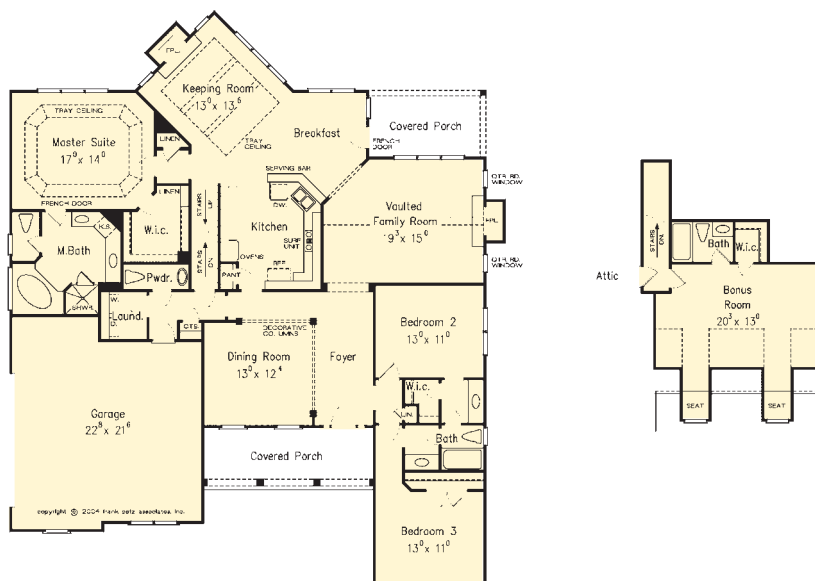
REPRO  
\$870

CAD  
\$1,400

PDF  
\$933

When accuracy matters, a materials list will help you and your builder more accurately estimate your cost-to-build.




**PLAN # HWR0900152**
**STYLE: FRENCH COUNTRY**
**SQUARE FOOTAGE: 2,275**
**BONUS SPACE: 407 SQ. FT.**
**BEDROOMS: 3**
**BATHROOMS: 2½**
**WIDTH: 59' - 4"**
**DEPTH: 69' - 0"**
**FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT**


*Inside this* charming cottage you'll find a spacious, open floor plan that is perfect for entertaining. Fireplaces in the family room and keeping room combine to warm the adjoining kitchen and breakfast area. French doors lead to a covered porch, an option for outdoor dining or socializing. The master suite features tray ceilings and French-door entry into the master bath. Two additional family bedrooms share a full bath. Upstairs houses a bonus room with a full bath and a walk-in closet.

**5-SET  
\$845**
**8-SET  
\$910**
**REPRO  
\$1,145**
**CAD  
\$1,915**
**PDF  
\$1,208**

Reproducible plans are typically printed on vellum, Mylar, or sepia and can be customized by a professional.





## PLAN # HWR0900153

STYLE: TRADITIONAL

FIRST FLOOR: 2,550 SQ. FT.

SECOND FLOOR: 917 SQ. FT.

TOTAL: 3,467 SQ. FT.

BONUS SPACE: 736 SQ. FT.

BEDROOMS: 4

BATHROOMS: 4

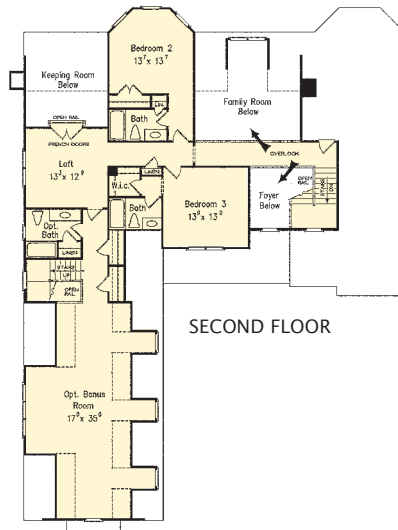
WIDTH: 61' - 6"

DEPTH: 85' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

CAD  
\$2,085

PDF  
\$1,288



## PLAN # HWR0900154

STYLE: COTTAGE

FIRST FLOOR: 2,493 SQ. FT.

SECOND FLOOR: 1,065 SQ. FT.

TOTAL: 3,558 SQ. FT.

BONUS SPACE: 277 SQ. FT.

BEDROOMS: 4

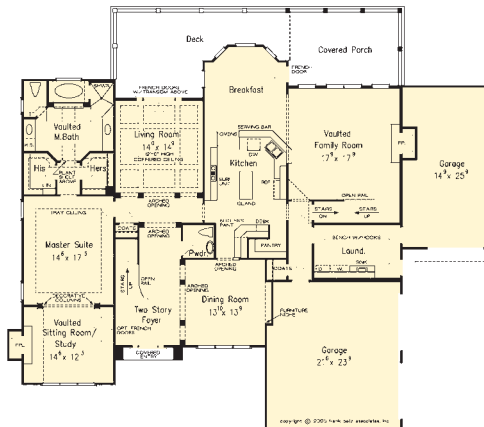
BATHROOMS: 3½

WIDTH: 76' - 0"

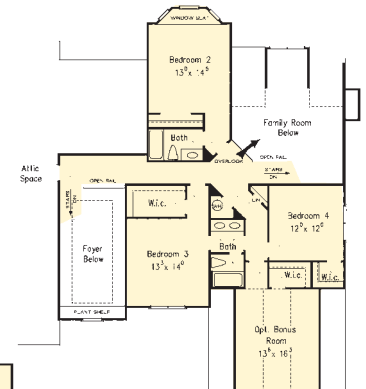
DEPTH: 68' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

CONVENIENT  
CENTRAL KITCHEN



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

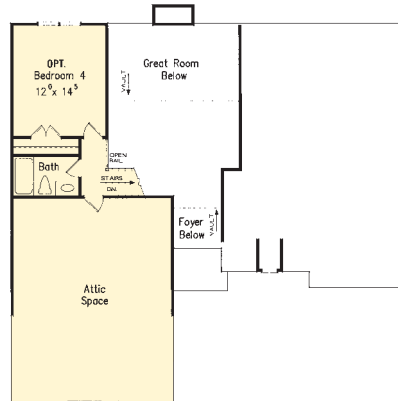
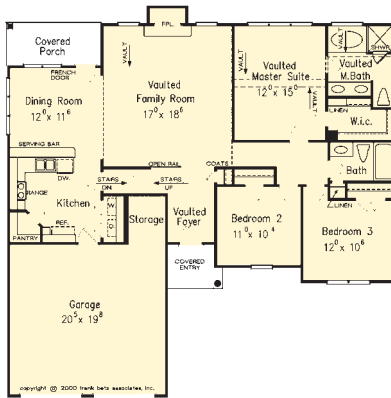
REPRO  
\$1,225

CAD  
\$2,085

PDF  
\$1,288

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## PLAN # HWR0900155

STYLE: COTTAGE  
 SQUARE FOOTAGE: 1,477  
 BONUS SPACE: 283 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2  
 WIDTH: 51' - 0"  
 DEPTH: 51' - 4"  
 FOUNDATION: CRAWLSPACE,  
 UNFINISHED WALKOUT BASEMENT

5-SET  
\$630

8-SET  
\$690

REPRO  
\$870

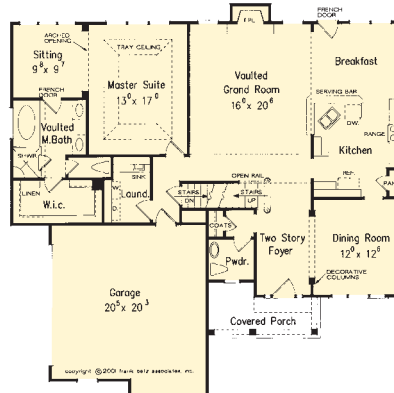
CAD  
\$1,400

PDF  
\$933

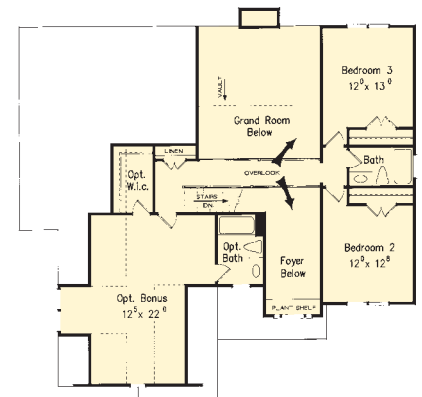


## PLAN # HWR0900156

STYLE: COUNTRY  
 FIRST FLOOR: 1,615 SQ. FT.  
 SECOND FLOOR: 565 SQ. FT.  
 TOTAL: 2,180 SQ. FT.  
 BONUS SPACE: 471 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2½  
 WIDTH: 52' - 0"  
 DEPTH: 51' - 4"  
 FOUNDATION: CRAWLSPACE,  
 UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

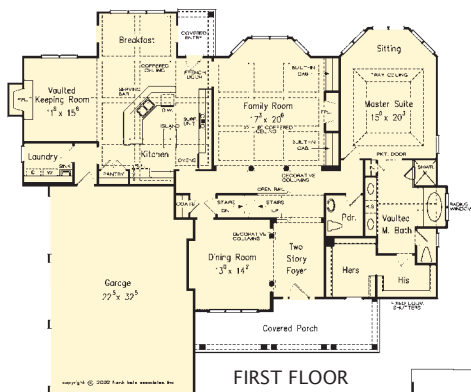
CAD  
\$1,735

PDF  
\$1,063

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THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS.  
FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

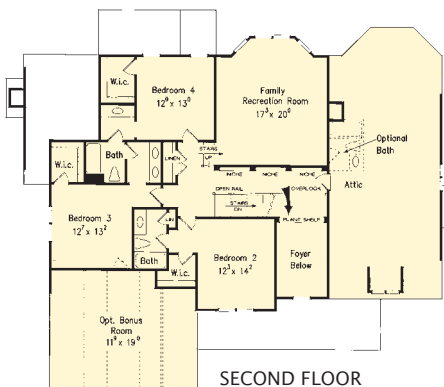


SEE PHOTOS OF THE  
FINISHED HOME ON  
**EPLANS.COM**



## PLAN # HWR0900157

STYLE: COUNTRY  
FIRST FLOOR: 2,225 SQ. FT.  
SECOND FLOOR: 1,360 SQ. FT.  
TOTAL: 3,585 SQ. FT.  
BONUS SPACE: 277 SQ. FT.  
BEDROOMS: 4  
BATHROOMS: 3½  
WIDTH: 68' - 10"  
DEPTH: 60' - 0"  
FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT



5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

CAD  
\$2,085

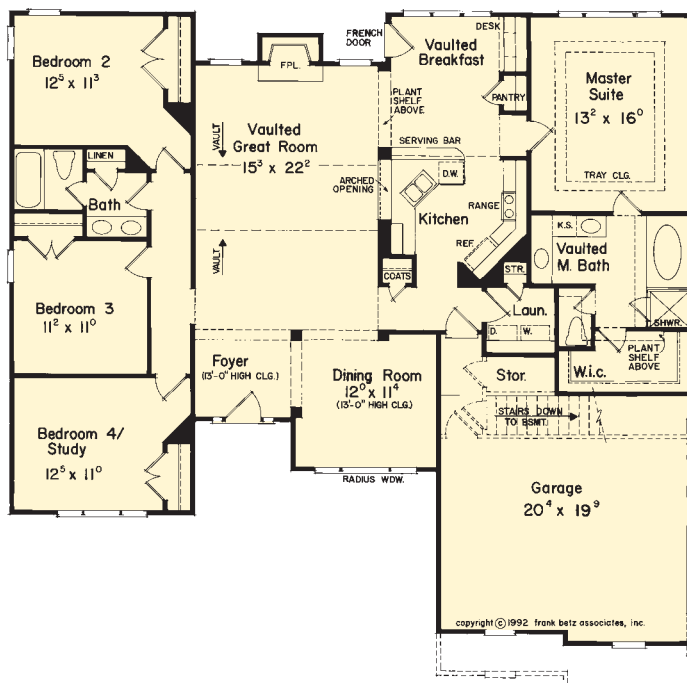
PDF  
\$1,288



## PLAN # HWR0900158

STYLE: NEW AMERICAN  
SQUARE FOOTAGE: 1,945  
BEDROOMS: 4  
BATHROOMS: 2  
WIDTH: 56' - 6"  
DEPTH: 52' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



5-SET  
\$640

8-SET  
\$810

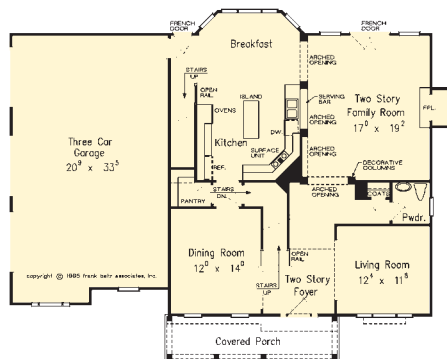
REPRO  
\$1,000

CAD  
\$1,735

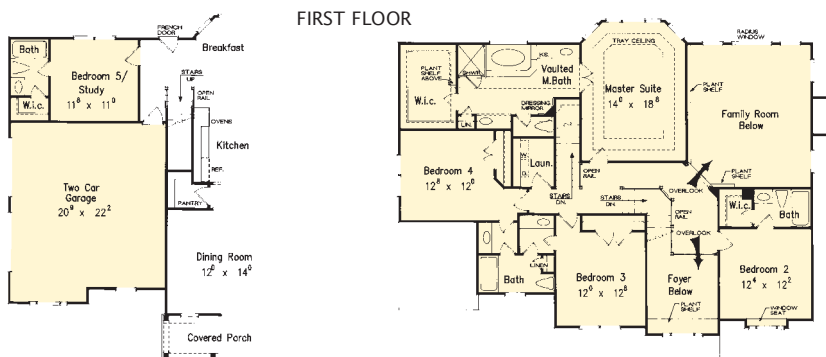
PDF  
\$1,063

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FIRST FLOOR



SECOND FLOOR



## PLAN # HWR0900159

STYLE: COUNTRY  
 FIRST FLOOR: 1,347 SQ. FT.  
 SECOND FLOOR: 1,493 SQ. FT.  
 TOTAL: 2,840 SQ. FT.  
 BONUS SPACE: 243 SQ. FT.  
 BEDROOMS: 4  
 BATHROOMS: 3½  
 WIDTH: 58' - 4"  
 DEPTH: 46' - 6"  
 FOUNDATION: CRAWLSPACE, SLAB,  
 UNFINISHED WALKOUT BASEMENT

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

CAD  
\$2,085

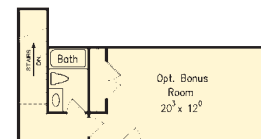
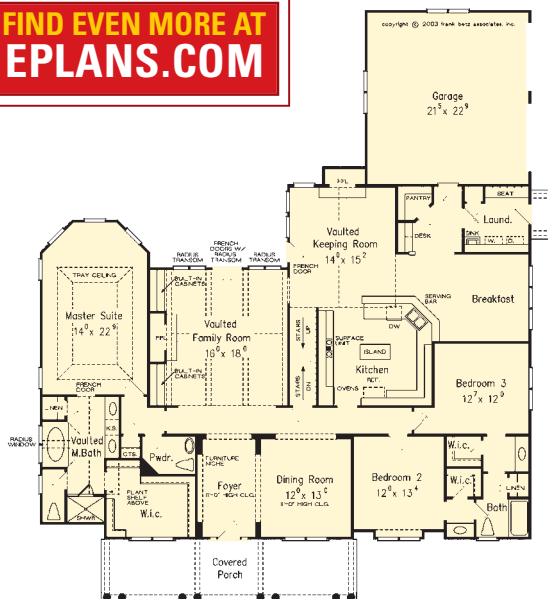
PDF  
\$1,288



## PLAN # HWR0900160

STYLE: COLONIAL  
 SQUARE FOOTAGE: 2,745  
 BONUS SPACE: 253 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2½  
 WIDTH: 68' - 4"  
 DEPTH: 78' - 0"  
 FOUNDATION: CRAWLSPACE,  
 UNFINISHED BASEMENT

FIND EVEN MORE AT  
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Attic

5-SET  
\$845

8-SET  
\$910

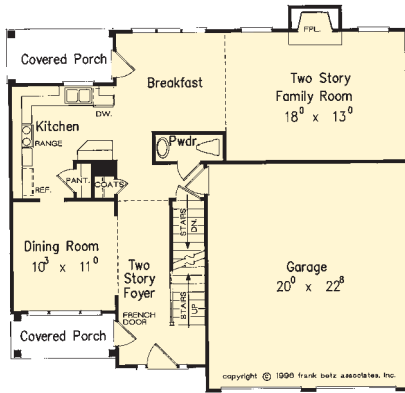
REPRO  
\$1,145

CAD  
\$1,915

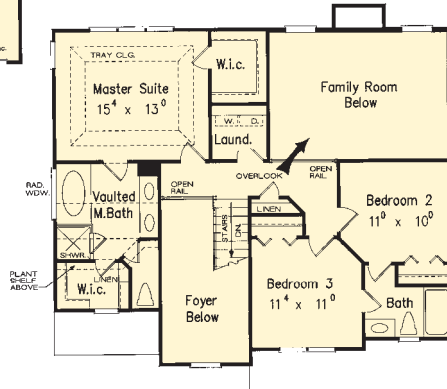
PDF  
\$1,208

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FIRST FLOOR



SECOND FLOOR

## PLAN # HWR0900161

STYLE: COTTAGE  
 FIRST FLOOR: 834 SQ. FT.  
 SECOND FLOOR: 872 SQ. FT.  
 TOTAL: 1,706 SQ. FT.  
 BEDROOMS: 3  
 BATHROOMS: 2½  
 WIDTH: 40' - 0"  
 DEPTH: 38' - 10"  
 FOUNDATION: CRAWLSPACE,  
 UNFINISHED WALKOUT BASEMENT

5-SET  
\$630

8-SET  
\$690

REPRO  
\$870

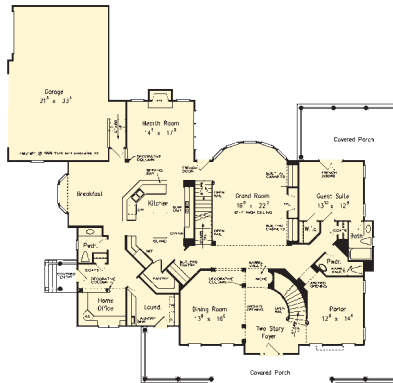
CAD  
\$1,400

PDF  
\$933



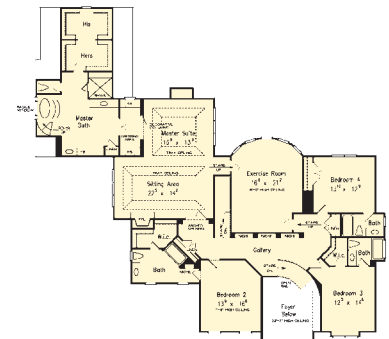
## PLAN # HWR0900162

STYLE: FARMHOUSE  
 FIRST FLOOR: 2,732 SQ. FT.  
 SECOND FLOOR: 2,734 SQ. FT.  
 TOTAL: 5,466 SQ. FT.  
 BEDROOMS: 5  
 BATHROOMS: 5½ + ½  
 WIDTH: 85' - 0"  
 DEPTH: 85' - 6"  
 FOUNDATION: CRAWLSPACE, SLAB,  
 UNFINISHED WALKOUT BASEMENT



FIRST FLOOR

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SECOND FLOOR

5-SET  
\$1,030

8-SET  
\$1,115

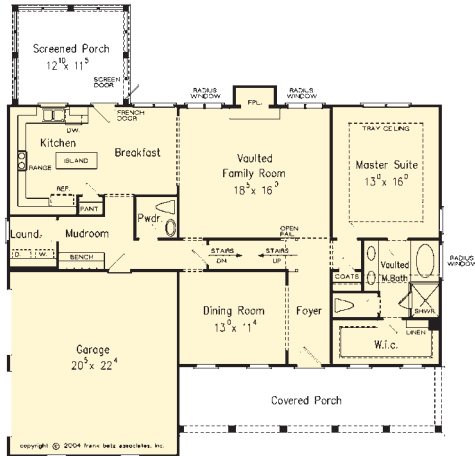
REPRO  
\$1,390

CAD  
\$2,500

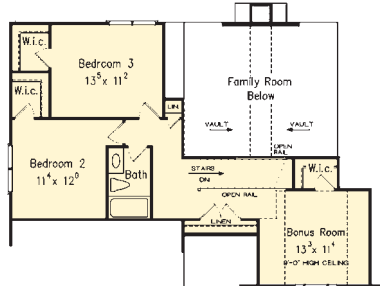
PDF  
\$1,453

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FIRST FLOOR



SECOND FLOOR

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## PLAN # HWR0900163

STYLE: CAPE COD

FIRST FLOOR: 1,455 SQ. FT.

SECOND FLOOR: 727 SQ. FT.

TOTAL: 2,182 SQ. FT.

BONUS SPACE: 150 SQ. FT.

BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 53' - 0"

DEPTH: 55' - 0"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT

5-SET  
\$750

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063



## PLAN # HWR0900164

STYLE: COTTAGE

FIRST FLOOR: 2,458 SQ. FT.

SECOND FLOOR: 1,186 SQ. FT.

TOTAL: 3,644 SQ. FT.

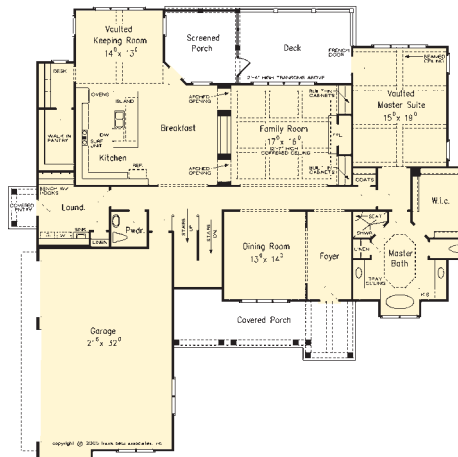
BEDROOMS: 4

BATHROOMS: 3½

WIDTH: 73' - 0"

DEPTH: 72' - 6"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$915

8-SET  
\$970

REPRO  
\$1,225

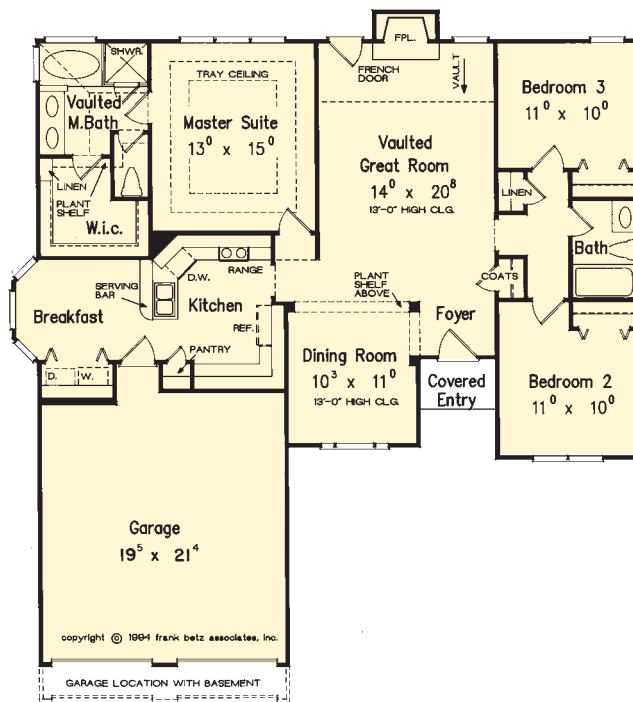
CAD  
\$2,085

PDF  
\$1,288

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## PLAN # HWR0900165

STYLE: NEW AMERICAN

SQUARE FOOTAGE: 1,458

BEDROOMS: 3

BATHROOMS: 2

WIDTH: 50' - 0"

DEPTH: 53' - 4"

FOUNDATION: CRAWLSPACE

5-SET  
\$520

8-SET  
\$575

REPRO  
\$700

CAD  
\$1,045

PDF  
\$763



## PLAN # HWR0900166

STYLE: COUNTRY

FIRST FLOOR: 1,961 SQ. FT.

SECOND FLOOR: 520 SQ. FT.

TOTAL: 2,481 SQ. FT.

BONUS SPACE: 265 SQ. FT.

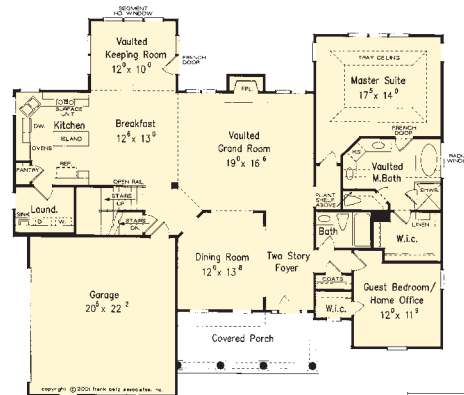
BEDROOMS: 4

BATHROOMS: 3

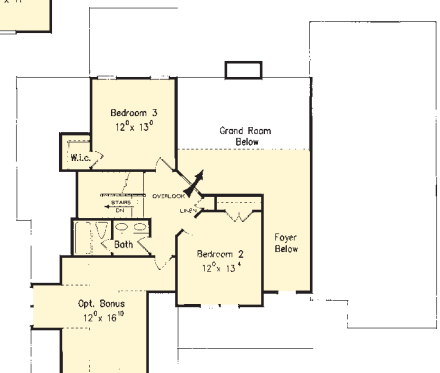
WIDTH: 60' - 0"

DEPTH: 53' - 0"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

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**A FANTASTIC  
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**PLAN # HWR0900167**

STYLE: GREEK REVIVAL

SQUARE FOOTAGE: 1,933

BONUS SPACE: 519 SQ. FT.

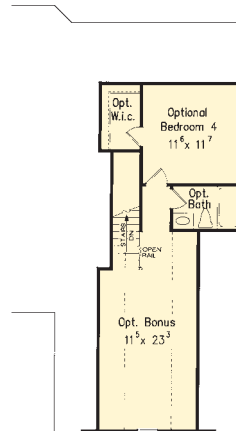
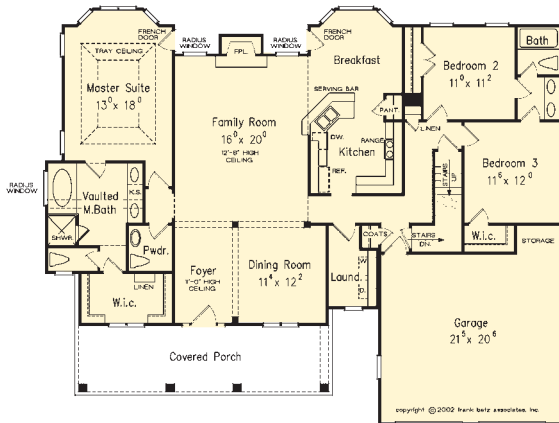
BEDROOMS: 3

BATHROOMS: 2½

WIDTH: 62' - 0"

DEPTH: 50' - 0"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT



5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063



**PLAN # HWR0900168**

STYLE: GREEK REVIVAL

FIRST FLOOR: 1,327 SQ. FT.

SECOND FLOOR: 1,099 SQ. FT.

TOTAL: 2,426 SQ. FT.

BONUS SPACE: 290 SQ. FT.

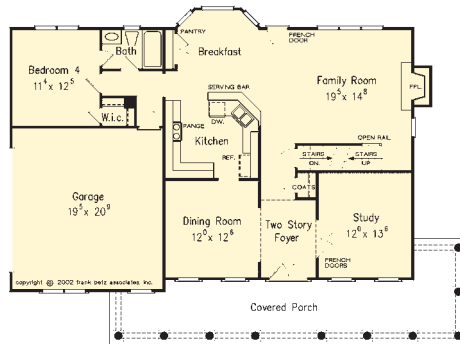
BEDROOMS: 4

BATHROOMS: 3

WIDTH: 54' - 4"

DEPTH: 42' - 10"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT



FIRST FLOOR



SECOND FLOOR

5-SET  
\$845

8-SET  
\$910

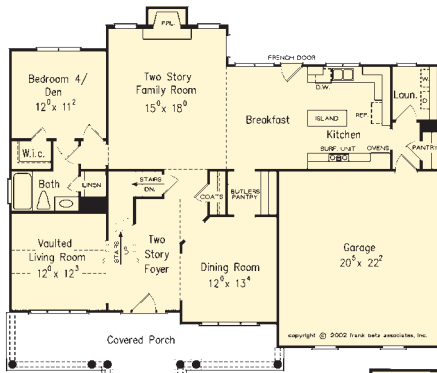
REPRO  
\$1,145

CAD  
\$1,915

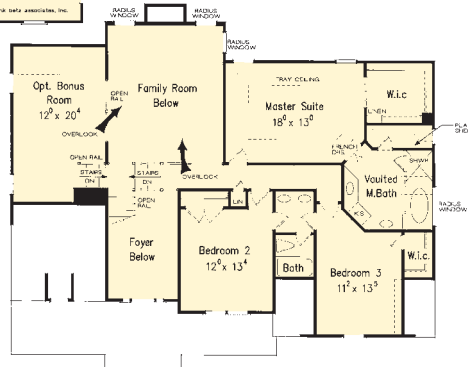
PDF  
\$1,208

Get the appliances you've always wanted with all the money you'll save buying predrawn home plans.





FIRST FLOOR



SECOND FLOOR



## PLAN # HWR0900169

STYLE: GREEK REVIVAL

FIRST FLOOR: 1,483 SQ. FT.

SECOND FLOOR: 1,024 SQ. FT.

TOTAL: 2,507 SQ. FT.

BONUS SPACE: 252 SQ. FT.

BEDROOMS: 4

BATHROOMS: 3

WIDTH: 55' - 0"

DEPTH: 47' - 10"

FOUNDATION: CRAWLSPACE,  
UNFINISHED WALKOUT BASEMENT

5-SET  
\$845

8-SET  
\$910

REPRO  
\$1,145

CAD  
\$1,915

PDF  
\$1,208



## PLAN # HWR0900170

STYLE: FRENCH COUNTRY

SQUARE FOOTAGE: 2,054

BONUS SPACE: 306 SQ. FT.

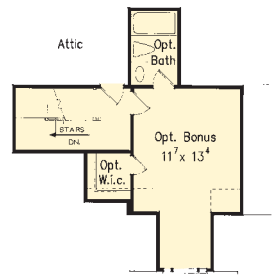
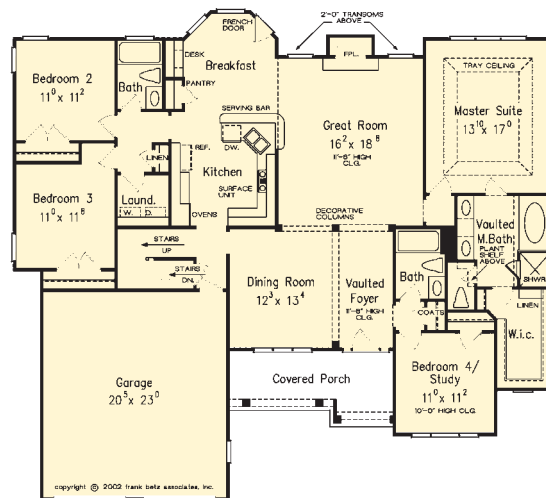
BEDROOMS: 4

BATHROOMS: 3

WIDTH: 60' - 0"

DEPTH: 54' - 6"

FOUNDATION: CRAWLSPACE, SLAB,  
UNFINISHED WALKOUT BASEMENT



5-SET  
\$740

8-SET  
\$810

REPRO  
\$1,000

CAD  
\$1,735

PDF  
\$1,063

Stop searching, start finding. Visit us at [ePlans.com](http://ePlans.com) to filter your search by style, specifications, and amenities.



# SELECTION, CONVENIENCE, SERVICE!

With more than 50 years of experience in the industry and millions of blueprints sold, Hanley Wood is a trusted source of high-quality, high-value pre-drawn home plans.

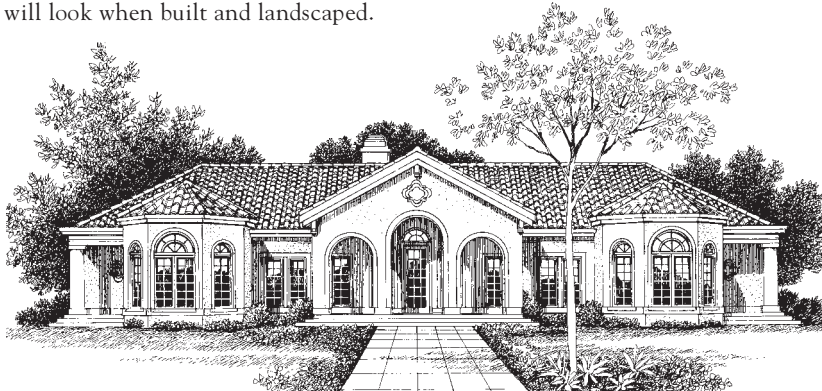
Using pre-drawn home plans is a **reliable, cost-effective way** to build your dream home, and our vast selection of plans is second-to-none. The nation's finest designers craft these plans that builders know they can trust. Meanwhile, our friendly, knowledgeable customer service representatives can help you every step of the way.

## WHAT YOU'LL GET WITH YOUR ORDER

The contents of each designer's blueprint package is unique, but all contain detailed, high-quality working drawings. You can expect to find the following standard elements in most sets of plans:

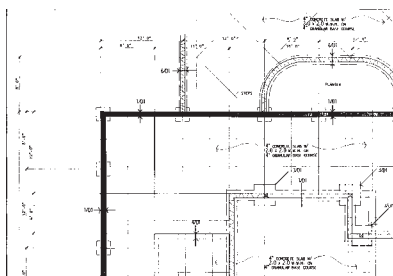
### 1. FRONT PERSPECTIVE

This artist's sketch of the exterior of the house gives you an idea of how the house will look when built and landscaped.



### 2. FOUNDATION AND BASEMENT PLANS

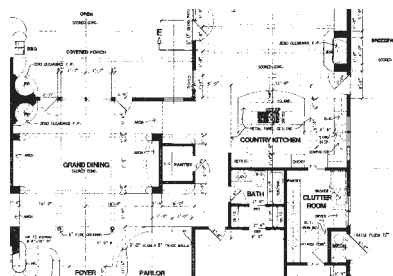
This sheet shows the foundation layout including concrete walls, footings, pads, posts, beams, bearing walls, and foundation notes. If the home features a basement, the first-floor framing details may also be included on this plan. If your plan features slab construction rather than a basement, the plan shows footings and details for a monolithic slab. This page, or another in



the set, may include a sample plot plan for locating your house on a building site. Additional sheets focus on foundation cross-sections and other details.

### 3. DETAILED FLOOR PLANS

These plans show the layout of each floor of the house. Rooms and interior spaces are carefully dimensioned, doors and windows located, and keys are given for cross-section details provided elsewhere in the plans.



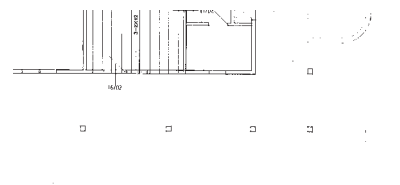
### 4. HOUSE AND DETAIL CROSS-SECTIONS

Large-scale views show sections or cut-aways of the foundation, interior walls, exterior walls, floors, stairways, and roof details. Additional cross-sections may show important changes in floor, ceiling, or roof heights, or the relationship of one level to another. These sections show exactly how the various parts of the house fit together and are extremely valuable during construction. Additional sheets may include enlarged wall, floor, and roof construction details.



### 5. FLOOR STRUCTURAL SUPPORTS

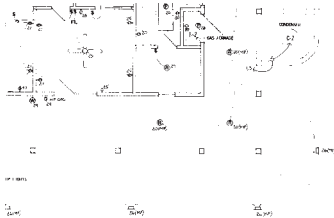
The floor framing plans provide detail for these crucial elements of your home. Each includes floor joist, ceiling joist, spacing, direction, span, and specifications. Beam and window headers, along with necessary details for framing connections, stairways, or dormers are also included.





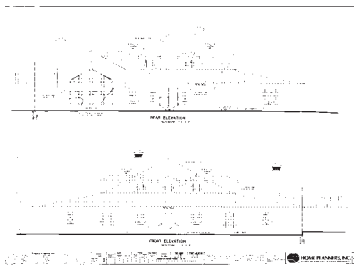
## 6. ELECTRICAL PLAN

The electrical plan offers suggested locations with notes for all lighting, outlets, switches, and circuits. A layout is provided for each level, as well as basements, garages, or other structures. This plan does not contain diagrams detailing how all wiring should run, or how circuits should be engineered. These details should be designed by your electrician.



## 7. EXTERIOR ELEVATIONS

In addition to the front exterior, your blueprint set will include drawings of the rear and sides of your house as well. These drawings give notes on exterior materials and finishes. Particular attention is given to cornice detail, brick and stone accents, or other finish items that make your home unique.



## ROOF FRAMING PLANS – PLEASE READ

Some plans contain roof framing plans; however because of the wide variation in local requirements, many plans do not. If you buy a plan without a roof framing plan, you will need an engineer familiar with local building codes to create a plan for your roof. Even if your plan does contain a roof framing plan, we recommend that a local engineer review the plan to verify that it will meet local codes.

## BEST VALUE SERVICES

### CUSTOMIZE YOUR PLAN – Hanley Wood Customization Services

Creating custom home plans has never been easier and more directly accessible. Using state-of-the-art technology and top-performing architectural expertise, Hanley Wood delivers on a long-standing customer commitment to provide world-class home-plans and customization services. Our valued customers—professional home builders and individual home owners—appreciate the convenience and accessibility of this interactive, consultative service.

With the HanleyWood Customization Service you can:

- Save valuable time by avoiding drawn-out and frequently repetitive face-to-face design meetings
- Communicate design and home-plan changes faster and more efficiently
- Speed-up project turn-around time
- Build on a budget without sacrificing quality
- Transform master home plans to suit your design needs and unique personal style

All of our design options and prices are impressively affordable. A detailed quote is available for a \$50 consultation fee, in most cases. Plan modification is an interactive service. Our skilled team of designers will guide you through the customization process from start to finish, making recommendations, offering ideas, and determining the feasibility of your changes. This level of service is offered to ensure the final modified plan meets your expectations. If you use our service, the fee will be applied to the cost of the modifications.

You may purchase the customization consultation before or after purchasing a plan. In either case, it is necessary to purchase the Reproducible, PDF, or CAD Plan Package and complete the accompanying license to modify the plan before customization can begin.



### MAKE YOUR HOME TECH-READY – Home Automation Upgrade

Building a new home provides a unique opportunity to wire it with a plan for future needs. A Home Automation-Ready (HA-Ready) home contains the wiring substructure of tomorrow's connected home. It means that every room—from the front porch to the backyard, and from the attic to the basement—is wired for security, lighting, telecommunications, climate control, home computer networking, whole-house audio, home theater, shade control, video surveillance, entry access control, and yes, video gaming electronic solutions.

Along with the conveniences HA-Ready homes provide, they also have a higher resale value. The Consumer Electronics Association (CEA), in conjunction with the Custom Electronic Design and Installation Association (CEDIA), have developed a TechHome™ Rating system that quantifies the value of HA-Ready homes. The rating system is gaining widespread recognition in the real estate industry.

Developed by CEDIA-certified installers, our Home Automation Upgrade package includes everything you need to work with an installer during the construction of your home. It provides a short explanation of the various sub-systems, a wiring floor plan for each level of your home, a detailed materials list with estimated costs, and a list of CEDIA-certified installers in your local area.

**Home Automation Upgrade.....\$250**

**CALL TOLL-FREE 1-800-406-5782**

Source Key  
HWR09



# POPULAR UPGRADES

## TOOLS TO WORK WITH YOUR BUILDER

### Two Reverse Options For Your Convenience – Mirror and Right-Reading Reverse (as available)

Mirror reverse plans simply flip the design 180 degrees—keep in mind, the text will also be flipped. For a minimal fee you can have one or all of your plans shipped mirror reverse, although we recommend having at least one regular set handy. Right-reading reverse plans show the design flipped 180 degrees but the text reads normally. When you choose this option, we ship each set of purchased blueprints in this format.

**Mirror Reverse Fee..... Starting at \$55**  
(indicate the number of sets when ordering)

**Right Reading Reverse Fee (all sets are reversed).... Starting at \$175**

### Know Before You Build – Cost-to-Build Calculator

The StartBuild Cost to Build Calculator helps you quickly and easily discover the answer to the number-one question in construction: How much will it cost to build this house? This remarkable online tool allows you to personalize the cost-to-build schedule for any home plan you choose. Experiment with different material choices and change home features with a few clicks, and compare prices. All estimates are specific to your home plan and geographic region.

**The Ultimate Cost-to-Build Calculator..... \$29.95**

### A Shopping List Exclusively for Your Home – Materials List

A customized Materials List helps you plan and estimate the cost of your new home, outlining the quantity, type, and size of materials needed to build your house (with the exception of mechanical system items). Included are framing lumber, windows and doors, kitchen and bath cabinetry, rough and finished hardware, and much more.

**Materials List..... Starting at \$85–\$150 each**

**Additional Materials Lists..... Starting at \$20 each**  
(at original time of purchase only)



### Plan Your Home-Building Process – Specification Outline

Work with your builder on this step-by-step chronicle of 166 stages or items crucial to the building process. It provides a comprehensive review of the construction process and helps you choose materials.

**Specification Outline..... \$10 each**

### Learn the Basics of Building – Electrical, Plumbing, Mechanical, Construction Detail Sheets

If you want to know more about building techniques—and deal more confidently with your subcontractors—we offer four useful detail sheets. These sheets provide non-plan-specific general information, but are excellent tools that will add to your understanding of Plumbing Details, Electrical Details, Construction Details, and Mechanical Details.

**Electrical Detail Sheet ..... \$14.95**

**Plumbing Detail Sheet..... \$14.95**

**Mechanical Detail Sheet..... \$14.95**

**Construction Detail Sheet..... \$14.95**

#### SUPER VALUE SETS:

**Buy any 2: \$26.95; Buy any 3: \$34.95; Buy All 4: \$39.95 ◀**

## INTERIOR AND EXTERIOR FINISHING TOUCHES

### Be Your Own Interior Designer! – Home Furniture Planner

Effectively plan the space in your home using our Hands-On Home Furniture Planner. The kit includes reusable peel-and-stick furniture templates that fit on a 12"x18" laminated layout board—enough space to lay out every room in your house.

**Home Furniture Planning Kit ..... \$15.95**

### Enjoy the Outdoors! – Deck Plans

Many of our homes have a corresponding deck plan, sold separately, which includes a Deck Plan Frontal Sheet, Deck Framing and Floor Plans, Deck Elevations, and a Deck Materials List. A Standard Deck Details Package, also available, provides all the how-to information necessary for building any deck. Get both the Deck Plan and the Standard Deck Details Package for one low price in our Complete Deck Building Package.

### Need extra storage or space? – Garage Plans

View a large variety of Garage Plans on ePlans.com, where multi-purpose plans are available to suit your needs. Create storage for bikes, toys, and outdoor supplies, or build a detached garage for additional parking, with space above for living, working, or playing.

### Want to Enhance Your Yard? – Outdoor Project Plans

Create an outdoor retreat in your yard! On ePlans.com, view our Outdoor Project Plans including everything from garden storage and workshops to playhouses and guesthouses. Enhance a pool area with beauty and function by adding a pool cabana or build a charming trellis to adorn your garden.

### Create a Professionally Designed Landscape – Landscape Plans

Many of our homes have a front-yard Landscape Plan that is complementary in design to the house plan. These comprehensive Landscape Blueprint Packages include a Frontal Sheet, Plan View, Regionalized Plant & Materials List, a sheet on Planting and Maintaining Your Landscape, Zone Maps, and a Plant Size and Description Guide. Each set of blueprints is a full 18" x 24" with clear, complete instructions in easy-to-read type. Our Landscape Plans are available with a Plant & Materials List adapted by horticultural experts to eight regions of the country. Please specify your region when ordering your plan.



## STILL HAVE QUESTIONS? WE HAVE ANSWERS!

Call our call center at 1-800-406-5782. Our helpful customer service representatives can answer any questions you may have about a plan, prices, upgrades, services, terms and conditions, etc...

If you don't see what you are looking for in this magazine, it is easy to find your dream home by browsing tens of thousands of plans on ePlans.com. Here you can search for plans with the Advanced Search tool. Narrow your search down to exactly what you are looking for, including: architectural style, amenities, kitchen requirements, room count, special features and more!

In addition to the vast selection of plans we offer, ePlans.com has a convenient Learning Center. In this area you'll find an assortment of articles written for our various house plan magazines sold on newsstands in all of the major bookstores. These articles were written to help you learn the ins and outs of building your new home. Brimming with advice, you're sure to find useful information about house plans and the home building process. Check back often as we are continually adding new articles.



## BEFORE YOU ORDER

You are making a terrific decision to use a pre-drawn house plan—it is one you can make with confidence, knowing that your blueprints are crafted by national-award-winning certified residential designers and architects, and trusted by builders.

Once you've selected the plan you want—or even if you have questions along the way—our experienced customer service representatives are available to help you navigate the home-building process. To help them provide you with even better service, please consider the following questions before you call:

### ■ Have you chosen or purchased your lot?

If so, please review the building setback requirements of your local building authority before you call. You don't need to have a lot before ordering plans, but if you own land already, please have the width and depth dimensions handy when you call.

### ■ Have you chosen a builder?

Involving your builder in the plan selection and evaluation process may be beneficial. Luckily, builders know they can have confidence with pre-drawn plans because they've been designed for livability, functionality, and typically are builder-proven at successful home sites across the country.

### ■ Do you need a construction loan?

Construction loans are unique because they involve determining the value of something that is not yet constructed. Several lenders offer convenient construction-to-permanent loans. It is important to choose a good lending partner—one who will help guide you through the application and appraisal process. Most will even help you evaluate your contractor to ensure reliability and credit worthiness.

### ■ How many sets of plans do you need?

Building a home can typically require a number of sets of blueprints—one for yourself, two or three for the builder and subcontractors, two for the local building department, and one or more for your lender. For this reason, we offer 5-, 8-, and Reproducible, and PDF plan packages, but

your best value is the CAD Package, which includes a copy of the digital file used to create the home design. By using CAD software, it is easy to print hard copies of blueprints. Reproducible plans and PDF files are tremendously flexible in that they allow you to make up to 12 duplicates of the plan so you have enough copies of the plan for everyone involved in the financing and construction of your home.

### ■ Do you want to make any changes to the plan?

We understand that it is difficult to find blueprints for a home that will meet all of your needs. That is why Hanley Wood is glad to offer plan Customization Services. We will work with you to design the modifications you'd like to see and to adjust your blueprint plans accordingly—anything from changing the foundation; adding square footage, redesigning baths, kitchens, or bedrooms; or most other modifications. This simple, cost-effective service saves you from hiring an outside architect to make alterations. Modifications may only be made to Reproducible, PDF, or CAD Plan Packages that include the license to modify. Purchasing a CAD file may save you money if you intend to make changes, because CAD files can be directly modified.

### ■ Do you have to make any changes to meet local building codes?

While all of our plans are drawn to meet national building codes at the time they were created, many areas require that plans be stamped by a local engineer to certify that they meet local building codes. Building codes are updated frequently and can vary by state, county, city, or municipality. Contact your local building inspection department, office of planning and zoning, or department of permits to determine how your local codes will affect your construction project. The best way to assure that you can make changes to your plan, if necessary, is to purchase a Reproducible, PDF, or CAD Plan Package.

### ■ Decide How You Will Purchase Your New Home Plan

For your convenience, we accept Visa, MasterCard, and American Express. We also accept "checks by phone" as a form of payment via our secure Telecheck affiliate.

**CALL TOLL-FREE 1-800-406-5782**





# TERMS & CONDITIONS

## OUR 90-DAY EXCHANGE AND UPGRADE POLICIES

Hanley Wood is committed to ensuring your satisfaction with your blueprint order. We want to make sure you get the best house plan to meet your home design needs, which is why we offer 90-day exchange and upgrade policies.

### OUR EXCHANGE POLICY :

With the exception of CAD, PDF, and Reproducible Plan Packages, we will exchange your entire first order for another blueprint from our plan collection within 90 days of the original order. Please call our customer service department at 1-888-690-1116 for your return authorization number and shipping instructions. Fees for exchanging your blueprints are as follows: 20% of the amount of the original order, plus the difference in cost if exchanging for a higher priced plan or less the difference in cost if exchanging for a lower priced plan. Because they can be copied, CAD, PDF, and Reproducible Plan Packages are not exchangeable or refundable. Please call for current postage and handling prices. Shipping and handling charges are not refundable. Please note that you will need to place your new order before your 80% credit is processed. If the returned blueprints look used, redlined, or copied, or if the staples have been removed, we will not honor the exchange.

### OUR UPGRADE POLICY:

We offer a 90-day upgrade policy. We will be happy to upgrade 1-Set, 5-Set and 8-Set blueprint orders to CAD, PDF, and Reproducible Plan Packages. Orders originating as CAD, PDF, and Reproducible Plan Packages cannot be upgraded. Please note that the entire content of your original order must be returned before the upgrade will be processed. Please call our customer service department at 1-888-690-1116 for your return authorization number and shipping instructions or if you have additional questions or concerns.

## ARCHITECTURAL AND ENGINEERING SEALS

Some cities and states now require that a licensed architect or engineer review and “seal” a blueprint, or officially approve it, prior to construction. Prior to application for a building permit or the start of actual construction, we strongly advise that you consult your local building official who can tell you if such a review is required.

## LOCAL BUILDING CODES AND ZONING REQUIREMENTS

Each plan was designed to meet or exceed the requirements of a nationally recognized model building code in effect at the time and place the plan was drawn. Typically plans designed after the year 2000 conform to the International Residential Building Code (IRC 2000 or 2003). The IRC is comprised of portions of the three major codes below. Plans drawn before 2000 conform to one of the three recognized building codes in effect at the time: Building Officials and Code Administrators (BOCA) International, Inc.; the Southern Building Code Congress International, (SBCCI) Inc.; the International Conference of Building Officials (ICBO); or the Council of American Building Officials (CABO).

Because of the great differences in geography and climate throughout the United States and Canada, each state, county, and municipality has its own building codes, zone requirements, ordinances, and building regulations. Your plan may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction. We authorize the use of the blueprints on the express condition that you consult a local licensed architect or engineer of your choice prior to beginning construction and strictly comply with all local building codes, zoning requirements, and other applicable laws, regulations, ordinances, and requirements. Notice: Plans for homes to be built in Nevada must be redrawn by a Nevada-registered professional. Consult your local building official for more information on this subject.

## TERMS AND CONDITIONS

These designs are protected under the terms of United States Copyright Law and may not be copied or reproduced in any way, by any means, unless you have purchased a Reproducible Plan Package and signed the accompanying license to modify and copy the plan, which clearly

indicates your right to modify, copy, or reproduce. We authorize the use of your chosen design as an aid in the construction of ONE (1) single- or multifamily home only. You may not use this design to build a second dwelling or multiple dwellings without purchasing another blueprint or blueprints or paying additional design fees. Multi-use fees vary by designer—please call one of our experienced sales representatives for a quote.

## DISCLAIMER

The designers we work with have put substantial care and effort into the creation of their blueprints. However, because we cannot provide on-site consultation, supervision, and control over actual construction, and because of the great variance in local building requirements, building practices, and soil, seismic, weather, and other conditions, WE MAKE NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENT OR USE OF THE BLUEPRINTS, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. ITEMS, PRICES, TERMS, AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



## **IMPORTANT COPYRIGHT NOTICE**

### **FROM THE HOUSE PLAN MARKETING ASSOCIATION**

All home plans sold through this publication are protected by copyright.

Copyright and licensing of home plans for construction exists to protect all parties. It respects and supports the intellectual property of the original architect or designer.

Copyright law has been reinforced over the past few years. Willful infringement could cause settlements for statutory damages up to \$150,000 plus attorney's fees, damages and loss of profits.

The following are some guidelines to help you avoid legal penalties:

#### **1. HOME PLANS ARE COPYRIGHTED**

Just like books, movies, and songs, home plans receive protection under the federal copyright laws. The copyright laws prevent anyone, other than the copyright owner, from reproducing, modifying, or reusing the plans or design without permission of the copyright owner.

#### **2. DO NOT COPY DESIGNS OR FLOOR PLANS FROM ANY PUBLICATION, ELECTRONIC MEDIA OR EXISTING HOME**

It is illegal to copy home designs found in a plan book, CD-ROM or on the Internet. It is a common misunderstanding that making changes to or redrawing a plan found in a plan book is permissible. It is not. The right to modify plans is one of the exclusive rights of copyright. It is also illegal to copy or redraw a constructed home that is protected by copyright, even if you have never seen the plans for the home. If you find a plan that you like, you must purchase a set of plans from an authorized source.

#### **3. DO NOT USE PLANS TO BUILD MORE THAN ONE HOUSE**

The original purchaser of house plans is typically licensed to build a single home from the plans. Building more than one home from the plans without permission is an infringement of the home designer's copyright. Unless

otherwise specified, you should assume that construction sets typically include 6 to 10 plan sets. The purchase of a multiple set package of plans is for the construction of a single home only. The purchase of additional sets of plans does not give you the right to construct more than one home.

#### **4. HOUSE PLANS IN THE FORM OF BLUEPRINTS OR BLACKLINES CANNOT BE COPIED OR REPRODUCED**

Plans, blueprints or blacklines cannot be copied or reproduced without prior written consent of the copyright owner. If additional sets are required for estimating or construction, please contact the home designer for additional sets at a nominal cost. Copy shops and blueprinters are prohibited from making copies of these plans.

#### **5. HOUSE PLANS IN THE FORM OF BLUEPRINTS OR BLACKLINES CANNOT BE REDRAWN**

Plans cannot be modified or redrawn without first obtaining the copyright owner's permission. With your purchase of plans, you are licensed to make non-structural changes by "red-lining" the purchased plans. If you need to make structural changes or need to redraw the plans for any reason, you must purchase a reproducible set of plans (see topic 6) which includes a license to modify the plans. Blueprints do not come with a license to make structural changes or to redraw the plans. You may not reuse or sell the modified design.

#### **6. REPRODUCIBLE HOME PLANS**

Reproducible plans (for example sepia, mylar, CAD files, PDF files, electronic files and vellums) come with a license to make modifications to the plans. Once modified, the plans can be taken to a local copy shop or blueprinter to make up to 10 copies of the plans to use in the construction of a single home. Only one home can be constructed from any single purchased set of reproducible plans either in original form or as modified.

#### **7. MODIFIED DESIGNS CANNOT BE REUSED**

Even if you are licensed to make modifications to a copyrighted design, the modified design is not free from the original designer's copyright. The sale or reuse of the modified design is prohibited. Also, be aware that any modification to plans relieves the designer from liability for design defects and voids all warranties expressed or implied.

#### **8. WHO IS RESPONSIBLE FOR COPYRIGHT INFRINGEMENT?**

Any party who participates in a copyright violation may be responsible including the purchaser, designers, architects, engineers, drafters, homeowners, builders, contractors, sub-contractors, copy shops, blueprinters, developers, and real estate agencies. It does not matter whether or not the individual knows that a violation is being committed. You've heard it before: Ignorance of the law is not a valid defense! Refuse to be a party to any illicit copying or use of designs, derivative works, prints, design features, or homes.

#### **9. PLEASE RESPECT HOME DESIGN COPYRIGHTS**

In the event of any suspected violation of a copyright, or if there is any uncertainty about the plans purchased, the publisher, architect, designer or the House Plan Marketing Association should be contacted before proceeding. Awards are sometimes offered for information about home design copyright infringement.

#### **10. PENALTIES FOR INFRINGEMENT**

Penalties for violating a copyright may be severe. The responsible parties are required to pay actual damages caused by the infringement (which may be substantial), plus any profits made by the infringer. In addition, the infringer is required to include all profits and from the sale of any home built from an infringing design. The copyright law also allows for the recovery of statutory damages, which may be as high as \$150,000 for each infringement. Finally, the infringer may be required to pay legal fees which often exceed the damages.



# PLANS GALLERY



## PLAN# HWR0900171

First Floor: 2,250 sq. ft.  
Second Floor: 663 sq. ft.  
Total: 2,913 sq. ft.  
Bonus Space: 351 sq. ft.  
Dimensions: 72'-0" x 68'-3"  
Foundation: Slab



## PLAN# HWR0900172

First Floor: 1,734 sq. ft.  
Second Floor: 958 sq. ft.  
Total: 2,692 sq. ft.  
Dimensions: 55'-0" x 59'-10"



## PLAN# HWR0900173

First Floor: 2,113 sq. ft.  
Second Floor: 583 sq. ft.  
Total: 2,696 sq. ft.  
Bonus Space: 341 sq. ft.  
Dimensions: 58'-4" x 61'-0"  
Foundation: Crawlpace, Unfinished Walkout Basement



## PLAN# HWR0900174

First Floor: 2,118 sq. ft.  
Second Floor: 929 sq. ft.  
Total: 3,328 sq. ft.  
Dimensions: 56'-0" x 54'-0"  
Foundation: Island Basement



## PLAN# HWR0900175

First Floor: 2,357 sq. ft.  
Second Floor: 995 sq. ft.  
Total: 3,352 sq. ft.  
Bonus Space: 545 sq. ft.  
Dimensions: 95'-4" x 54'-10"



## PLAN# HWR0900176

First Floor: 1,144 sq. ft.  
Second Floor: 620 sq. ft.  
Total: 1,764 sq. ft.  
Dimensions: 41'-0" x 46'-4"  
Foundation: Crawlpace, Slab, Unfinished Walkout Basement



## PLAN# HWR0900177

Square Footage: 3,246  
Dimensions: 67'-0" x 90'-8"  
Foundation: Slab



## PLAN# HWR0900178

First Floor: 1,219 sq. ft.  
Second Floor: 450 sq. ft.  
Total: 1,669 sq. ft.  
Bonus Space: 406 sq. ft.  
Dimensions: 50'-4" x 49'-2"



## PLAN# HWR0900179

First Floor: 1,883 sq. ft.  
Second Floor: 803 sq. ft.  
Total: 2,686 sq. ft.  
Dimensions: 58'-6" x 59'-4"  
Foundation: Crawlpace, Unfinished Walkout Basement



## PLAN# HWR0900180

Square Footage: 2,978  
Dimensions: 84'-0" x 90'-0"  
Foundation: Slab



## PLAN# HWR0900181

First Floor: 1,569 sq. ft.  
Second Floor: 682 sq. ft.  
Total: 2,251 sq. ft.  
Bonus Space: 332 sq. ft.  
Dimensions: 64'-8" x 43'-4"



## PLAN# HWR0900182

Square Footage: 1,884  
Dimensions: 50'-0" x 55'-4"  
Foundation: Crawlpace, Slab, Unfinished Walkout Basement



## PLAN# HWR0900183

First Floor: 2,174 sq. ft.  
Second Floor: 827 sq. ft.  
Total: 3,120 sq. ft.  
Bonus Space: 1,260 sq. ft.  
Dimensions: 64'-0" x 45'-0"  
Foundation: Pier (same as Piling)



## PLAN# HWR0900184

Square Footage: 1,982  
Dimensions: 54'-6" x 60'-0"  
Foundation: Crawlpace, Slab, Unfinished Walkout Basement



## PLAN# HWR0900185

Square Footage: 3,790  
Dimensions: 80'-8" x 107'-8"  
Foundation: Slab



## PLAN# HWR0900186

Square Footage: 1,820  
Dimensions: 61'-10" x 62'-6"

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